



# LAPORAN PASARAN HARTA WILAYAH TENGAH 2025

## *CENTRAL REGION PROPERTY MARKET REPORT 2025*



JABATAN PENILAIAN DAN PERKHIDMATAN HARTA  
VALUATION AND PROPERTY SERVICES DEPARTMENT  
KEMENTERIAN KEWANGAN  
MINISTRY OF FINANCE

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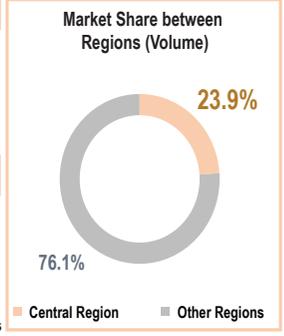
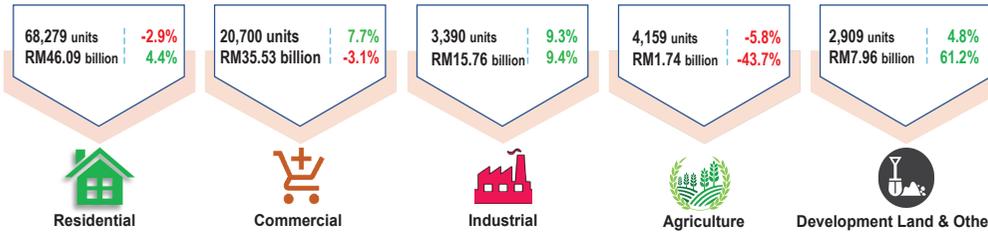
# CENTRAL REGION



## MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2025 vs 2024)

**-0.4%** Volume **99,437** transactions Value **RM107.09** billion **3.7%**



Construction Activity				Unsold Starts				
	32,649 Completion	714	18,320		156	5,759 units @ RM4.82 billion Unsold Completed	530 units @ RM0.68 billion	6,475 units @ RM5.43 billion
	24,724 Starts	1,361	19,001		280	20,366 Unsold Under Construction	1,034	28,123
	19,508 New Planned Supply	1,123	10,124	520	7,240 Unsold Not Constructed	39	11,085	
							28 units @ RM0.07 billion	
							211	
							0	

## 1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

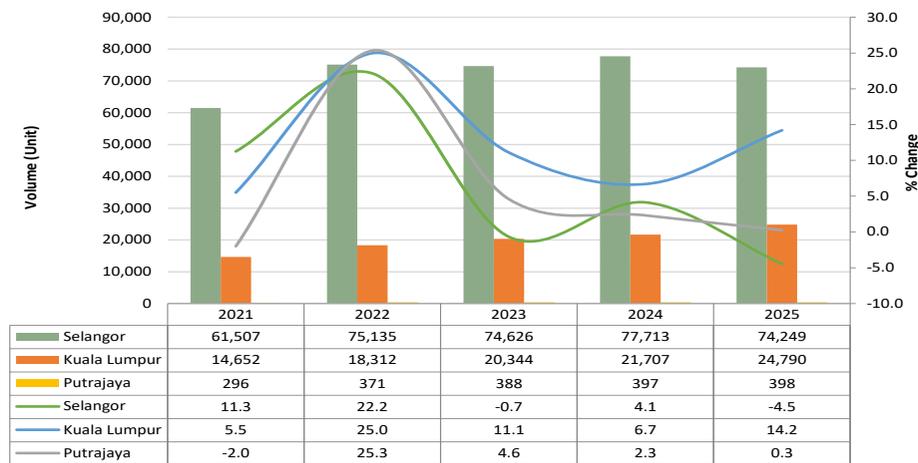
Prestasi pasaran harta tanah Wilayah Tengah adalah sederhana pada tahun 2025, seperti yang ditunjukkan dalam aktiviti pasaran. Wilayah ini mencatat 99,437 transaksi bernilai RM107.09 bilion, penurunan sebanyak 0.4% dalam bilangan, manakala nilai menunjukkan peningkatan 3.7% berbanding tahun 2024. Digabungkan, ketiga-tiga negeri ini membentuk 23.9% dan 44.3% daripada bilangan dan nilai transaksi negara.

## 1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance was moderate in 2025, as indicated in market activities. The region recorded 99,437 transactions worth RM107.09 billion a decreased of 0.4% in volume, while value saw an increase of 3.7% compared to 2024. Combined, these three states formed 23.9% and 44.3% of the national volume and value of transactions.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025

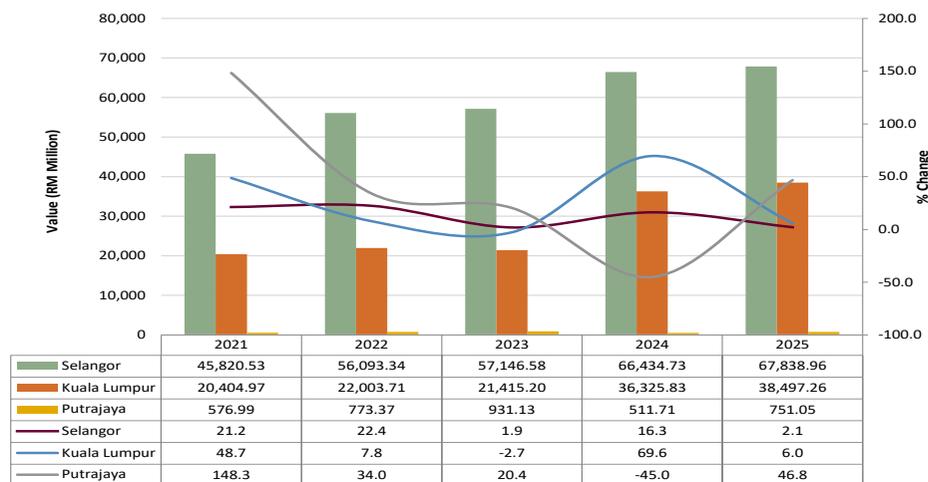


Dari segi bilangan transaksi, WP Kuala Lumpur dan WP Putrajaya masing-masing menunjukkan aliran menaik 14.2% dan 0.3%. Sementara itu, Selangor mengalami penurunan sebanyak 4.5%.

In terms of transaction volume, WP Kuala Lumpur and WP Putrajaya showed upward trends of 14.2% and 0.3% respectively. Meanwhile, Selangor experienced a decrease of 4.5%.

Chart 2

Overall Property Transactions Value Trend 2021 – 2025

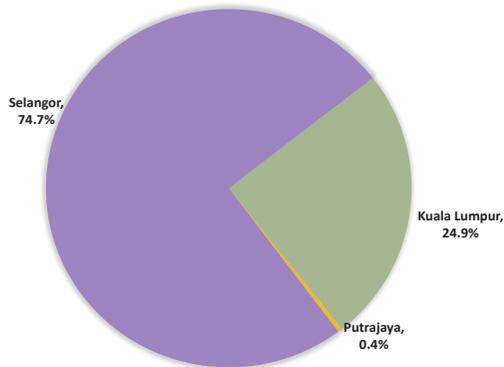


Daripada segi nilai transaksi, WP Putrajaya meningkat 46.8%, diikuti oleh WP Kuala Lumpur dan Selangor masing-masing meningkat 6% dan 2.1%.

*In terms of transaction value, WP Putrajaya recorded an increase of 46.8%, followed by WP Kuala Lumpur and Selangor which increased by 6% and 2.1%, respectively.*

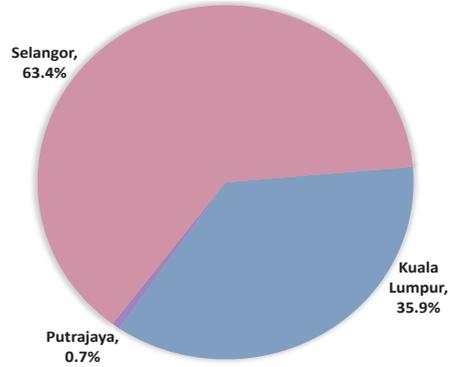
**Chart 3**

Overall Property Transactions Volume Breakdown by State 2025



**Chart 4**

Overall Property Transactions Value Breakdown by State 2025

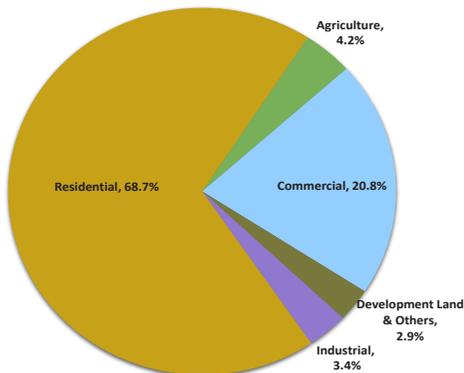


Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 74.7% dalam bilangan (74,249 transaksi) dan 63.4% dalam nilai (RM67.84 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

*By state, Selangor dominated the region's overall property transactions, with 74.7% in volume (74,249 transactions) and 63.4% in value (RM67.84 billion) of the total transactions in the Central Region.*

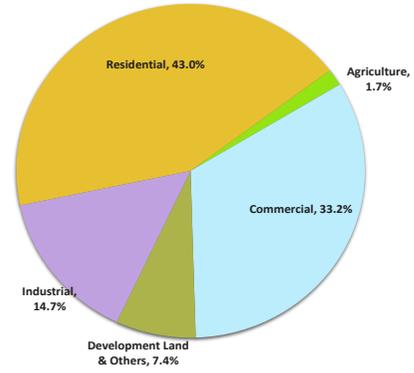
**Chart 5**

Overall Property Transactions Volume Breakdown by Sub-sector 2025



**Chart 6**

Overall Property Transactions Value Breakdown by Sub-sector 2025



Mengikut subsektor, segmen kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 68.7% (68,279 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 43%.

*By sub-sector, the residential segment continued to dominate the region's property transactions, accounting for 68.7% (68,279 transactions) of the total. Likewise in value, the residential sub-sector also dominated the region's overall property transaction, dominating a 43% share.*

Table 1

Summary of Prominent Sales in 2025

No.	State	Property	Location	Transaction Year	Consideration (RM)
<b>PURPOSE-BUILT OFFICE (PBO)</b>					
1.	WP Kuala Lumpur	Menara CIMB	Jalan Stesen Sentral, Kuala Lumpur Sentral	2025	680,000,000
2.	WP Kuala Lumpur	Wisma Technip	Jalan Tun Razak	2025	135,000,000
3.	WP Kuala Lumpur	Menara Southbank	Jalan Medan Setia 1, Plaza Damansara	2025	91,344,233
4.	WP Kuala Lumpur	Menara Affin	Jalan Raja Chulan, WP Kuala Lumpur	2024	100,000,000
5.	Selangor	Basis Bay	Jalan Cyber Point 5, Cyberjaya	2024	55,613,000
6.	Selangor	Menara Apex	Jalan Semenyih, Bandar Kajang	2023	55,000,000
<b>SHOPPING COMPLEX (SC)</b>					
7.	Selangor	Paradigm Mall	Jalan SS 7/26a, SS7, Petaling Jaya	2025	600,000,000
8.	Selangor	Kompleks PKNS	Persiaran Tasik, Seksyen 14, Shah Alam	2025	185,000,000
9.	Selangor	SACC Mall	Jalan Perbandaran, Seksyen 14, Shah Alam	2025	133,000,000
10.	Selangor	Jaya Shopping Centre	Jalan Semangat, Seksyen 14, Shah Alam	2025	100,000,000
11.	Selangor	Kipmall Desa Coalfields	Jalan DC 4/5, Desa Coalfields, Sungai Buloh	2025	62,000,000
<b>HOTEL</b>					
12.	WP Kuala Lumpur	Corus Hotel	Jalan Ampang	2025	260,000,000
13.	WP Kuala Lumpur	Pavilion Hotel	Jalan Bukit Bintang, WP Kuala Lumpur	2024	340,000,000
14.	WP Kuala Lumpur	Banyan Tree Signature	Jalan Conlay, WP Kuala Lumpur	2024	140,000,000
15.	Selangor	Klang Histana Hotel	Jalan Batu Tiga Lama, Selangor	2025	32,800,000
16.	Selangor	E-City Hotel (Seeds Hotel)	Jalan USJ 25/1	2025	45,000,000
<b>INDUSTRIES</b>					
17.	Selangor	Vacant Industrial Plot	Persiaran Alam Perdana, Eco Business Park V - North Gate	2025	266,135,701
18.	Selangor	Detached Factory	Seksyen 15, Shah Alam	2024	295,000,000
19.	Selangor	Vacant Industrial Plot	Ang Cheng Ho Quarry, Off Jalan Quarry Sg Long	2024	250,000,000
20.	Selangor	Vacant Industrial Plot	PT 100021, Jalan Sinergi	2024	224,007,300
<b>OTHERS</b>					
21.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2025	588,432,367
22.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	935,926,667
23.	WP Kuala Lumpur	Vacant Commercial Plot	Off Jalan Cheras, WP Kuala Lumpur	2024	458,000,000
24.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	397,096,459
25.	Selangor	University Sunway	Bandar Sunway	2025	613,000,000

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Central Region

## 2.0 AKTIVITI PASARAN HARTA TANAH

## 2.0 PROPERTY MARKET ACTIVITY

### 2.1 HARTA TANAH KEDIAMAN

### 2.1 RESIDENTIAL PROPERTY

#### Transaksi

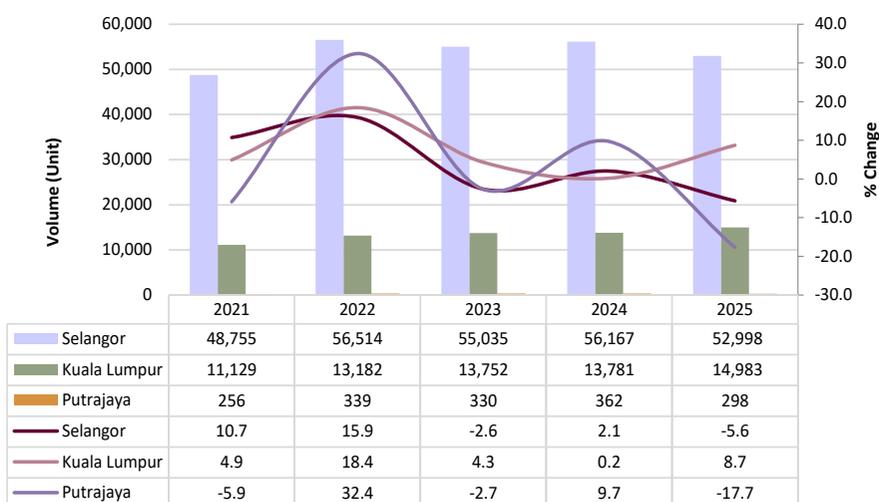
#### Transaction

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Harta tanah kediaman di Wilayah Tengah merekodkan 68,279 transaksi bernilai RM46.09 bilion, menurun sebanyak 2.9% dalam bilangan dan meningkat 4.4% dalam nilai berbanding tahun 2024. Pergerakan ini didorong oleh penurunan 17.7% jumlah transaksi di WP Putrajaya dan juga penurunan 5.6% di Selangor. Walau bagaimanapun, WP Kuala Lumpur meningkat 8.7%.

The residential subsector was the dominant subsector across all states. The residential property in the Central Region recorded 68,279 transactions worth RM46.09 billion, a decrease of 2.9% in volume and increased 4.4% in value against 2024. The movement was driven by a 17.7% decrease in transaction volume in WP Putrajaya and also a 5.6% decrease in Selangor. Meanwhile, WP Kuala Lumpur saw an increase of 8.7%.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025



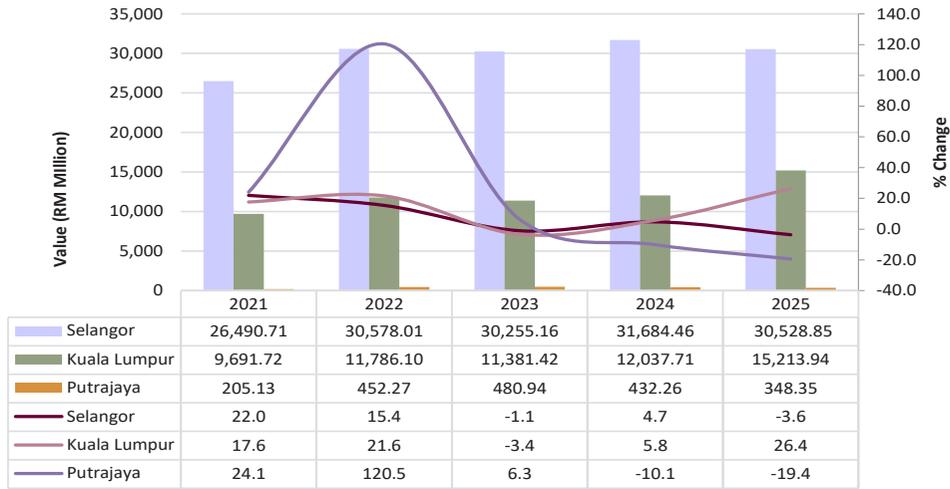
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Bagi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan penurunan sebanyak 19.4% dan 3.6%, manakala WP Kuala Lumpur meningkat sebanyak 26.4%.

In terms of transaction value, WP Putrajaya and Selangor recorded a decrease of 19.4% and 3.6%, respectively, whereas WP Kuala Lumpur increased by 26.4%.

**Chart 8**

Residential Property Transactions Value Trend 2021 – 2025



**Pelancaran Baharu**

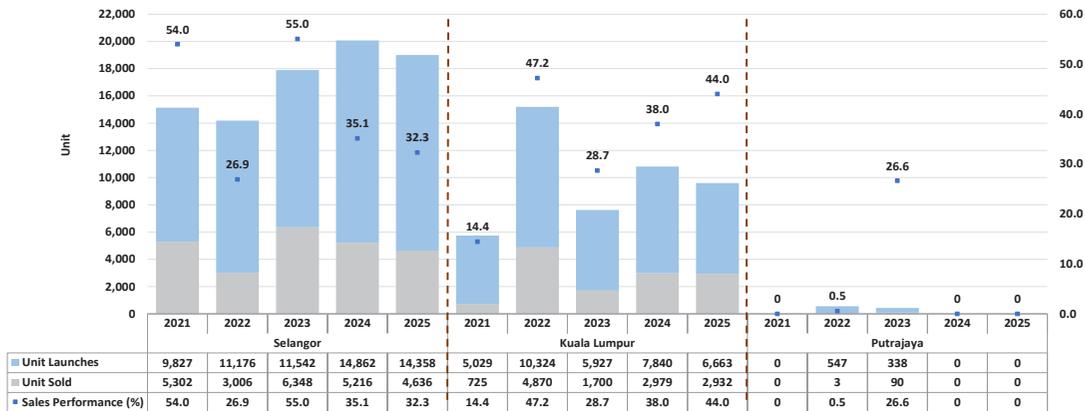
Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di WP Kuala Lumpur dan Selangor, manakala WP Putrajaya kekal tiada. WP Kuala Lumpur dan Selangor masing-masing mencatat penurunan 15% (6,663 unit) daripada tahun 2024 (7,840 unit) dan 3.4% (14,358 unit) daripada tahun 2024 (14,862 unit) dalam tempoh kajian.

**New Launches**

The primary market in the Central Region experienced downward trend with the performance of new launches declining in WP Kuala Lumpur and Selangor, while in WP Putrajaya it remained nil. WP Kuala Lumpur and Selangor showed decreases of 15% (6,663 units) from 2024 (7,840 units) and 3.4% (14,358 units) from 2024 (14,862 units) respectively, during the review period.

**Chart 9**

Residential Newly Launch and Sales Performance 2021 - 2025



## Status Pasaran

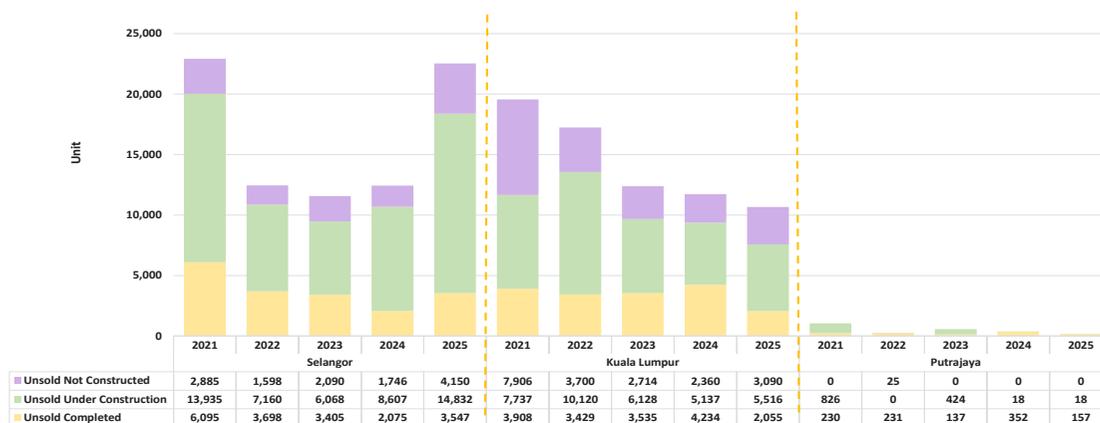
Situasi unit kediaman tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatat peningkatan di semua peringkat tidak terjual berbanding tahun 2024. Unit siap dibina tidak terjual meningkat sebanyak 70.9% (2024: 2,075 unit), dalam pembinaan belum terjual naik 72.3% (2024: 8,607 unit) dan belum dibina belum terjual melonjak sebanyak dua kali ganda (2024: 1,746 unit).

## Market Status

The situation of unsold residential units recorded mixed movements during the review period. Selangor experience an increase across all unsold stages compared to 2024. Unsold completed units rose by 70.9% (2024: 2,075 units), unsold under construction increases by 72.3% (2024: 8,607 units), and unsold not constructed surged by more than double (2024: 1,746 units).

Chart 10

Residential Unsold Units 2021 – 2025



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## Aktiviti Pembinaan

Prestasi aktiviti pembinaan di Wilayah Tengah secara keseluruhannya merekodkan penurunan. Penawaran unit di peringkat mula dibina dan penawaran baharu dirancang masing-masing menyaksikan penurunan sebanyak 35.3% dan 52.5%. Sementara itu, unit siap dibina meningkat 16.7% berbanding tahun 2024.

Mengikut negeri, unit siap dibina di Selangor menunjukkan peningkatan 35.1%. Manakala WP Putrajaya dan WP Kuala Lumpur masing-masing mencatatkan penurunan 100% dan 7% berbanding tahun 2024. Unit mula dibina di WP Kuala Lumpur dan Selangor juga menurun masing-masing 56.5% dan 14.6%. Begitu juga dengan unit penawaran baharu dirancang di WP Kuala Lumpur dan Selangor masing-masing menurun 86.3% dan 13.7% berbanding tahun 2024. Kedua-dua unit mula bina dan penawaran baharu dirancang di WP Putrajaya kekal tiada pada tahun 2024.

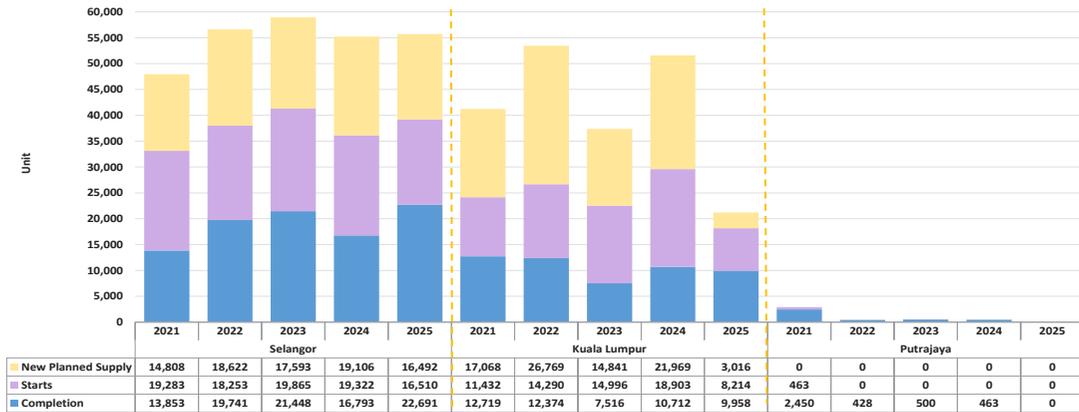
## Construction Activity

The overall performance of construction activity in the Central Region recorded a decline. The supply of units at the start and the new planned supply stage decreased by 35.3% and 52.5%, respectively. Meanwhile, completion units increased by 16.7% compared to 2024.

By state, completion units in Selangor showed an increase of 35.1%. Meanwhile, WP Putrajaya and WP Kuala Lumpur recorded a decrease of 100% and 7% respectively, compared to 2024. Starts in WP Kuala Lumpur and Selangor also decreased by 56.5% and 14.6%, respectively. Similarly, new planned supply units in WP Kuala Lumpur and Selangor decreased by 86.3% and 13.7% respectively, compared to 2024. Both starts and new planned supply in WP Putrajaya remained nil in 2024.

**Chart 11**

Residential Construction Activity Trend 2021 – 2025



**Table 2**

Construction Activity of Residential in Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		1,765,832	576,409	20,349
Incoming Supply (units)		79,089	42,334	28
Planned Supply (units)		53,109	35,115	3,224

## Harga

Trend Harga harta tanah kediaman dalam tahun 2025 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Di Selangor, teres dua tingkat di Sunway Kayangan, Taman Puchong Utama dan SS 21 Damansara Utama, masing-masing menikmati peningkatan 9.3%, 8.9% dan 8.7%. Sementara itu, bagi teres dua tingkat di WP Kuala Lumpur, peningkatan masing-masing sebanyak 6.4%, 6.2% dan 5.8% direkodkan di Desa Park City (Amelia Garden Homes), Taman Melati Mastika dan Taman Rainbow.

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di WP Kuala Lumpur, pangapuri/kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Verticas Residensi (10.5%), Residensi 22 Mont Kiara (10.3%) dan Seringin Residences (10.1%).

## Price

The residential property price trend in 2025 showed mixed movements across the board. Residential properties for landed and high-rise units in prominent and established areas witnessed a marginal capital appreciation.

In Selangor, double storey terraces in Sunway Kayangan, Taman Puchong Utama, and SS 21 Damansara Utama, enjoyed an increase of 9.3%, 8.9% and 8.7%, respectively. Meanwhile, for double storey terraces in WP Kuala Lumpur, an increase of 6.4%, 6.2% and 5.8% were recorded in Desa Park City (Amelia Garden Homes), Taman Melati Mastika and Taman Rainbow, respectively.

In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/condominiums located in prominent areas are served with efficient road linkages, indicating an increase, including Verticas Residensi (10.5%), Residensi 22 Mont Kiara (10.3%) and Seringin Residences (10.1%).

Sementara itu, pangsapuri/ kondominium di Selangor seperti Pangsapuri SD Tiara @ Bandar Sri Damansara, Tiara Parkhomes @ Kajang dan Taman Nirwana (D'Pines), masing-masing menyaksikan peningkatan 9.8%, 8.6% dan 8.4%. Walau bagaimanapun, terdapat juga penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

Meanwhile, apartments/ condominiums in Selangor, namely Pangsapuri SD Tiara @ Bandar Sri Damansara, Tiara Parkhomes @ Kajang and Taman Nirwana (D'Pines), witnessed an increase of 9.8%, 8.6% and 8.4%. respectively. Nevertheless, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.

### Indeks Harga Rumah

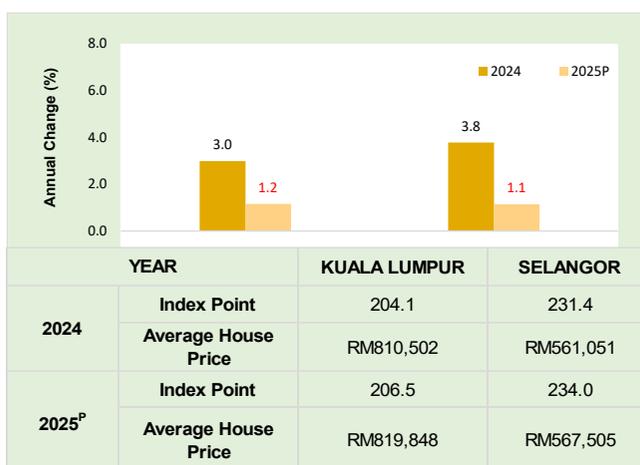
Indeks Harga Purata Rumah untuk WP Kuala Lumpur dan Selangor masing-masing berada pada 206.5 mata dan 234.0 mata. Harga purata rumah di Selangor adalah RM567,505 pada tahun 2025<sup>P</sup>, meningkat daripada RM561,051 pada tahun 2024. WP Kuala Lumpur mencatat harga purata tertinggi dalam negara, meningkat kepada RM819,848 pada tahun 2025<sup>P</sup> berbanding pada tahun 2024 (RM810,502).

### House Price Index

The All House Price Index for WP Kuala Lumpur and Selangor stood at 206.5 points and 234.0 points, respectively. The average house price for Selangor stood at RM567,505 in 2025<sup>P</sup>, an increase from RM561,051 in 2024. WP Kuala Lumpur recorded the highest house price in the country, rising to RM819,848 in 2025<sup>P</sup> compared to 2024 (RM810,502).

Chart 12

All House Price Index Annual Changes



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### Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar purata pulangan sewa untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.5% dan 8.1%. Teres dua tingkat di Taman Kok Lian, Mukim Batu, WP Kuala Lumpur dan Perumahan Kinrara, Daerah Petaling, Selangor, masing-masing meningkat 9.3% dan 8.5% dengan sewa mencecah RM1,200 hingga RM1,600 sebulan dan RM1,000 hingga RM2,200 sebulan.

### Rental

The residential rental market in the Central Region was generally stable. The average rental yield for double storey terrace houses in the Central Region was between 1.5% and 8.1%. Double storey terraces in Taman Kok Lian, Mukim Batu, WP Kuala Lumpur and Perumahan Kinrara, District of Petaling, Selangor, increased by 9.3%, and 8.5%, fetching a rental of RM1,200 to RM1,600 per month and RM1,000 to RM2,200 per month, respectively.

Sementara itu, kadar pulangan purata bagi pangsapuri/kondominium di seluruh wilayah ini berada dalam lingkungan 1.5% hingga 11%.

Meanwhile, the average rental yield for apartments/condominiums across the region was in the range of 1.5% to 11%.

## 2.2 HARTA TANAH KOMERSIAL

## 2.2 COMMERCIAL PROPERTY

### Transaksi

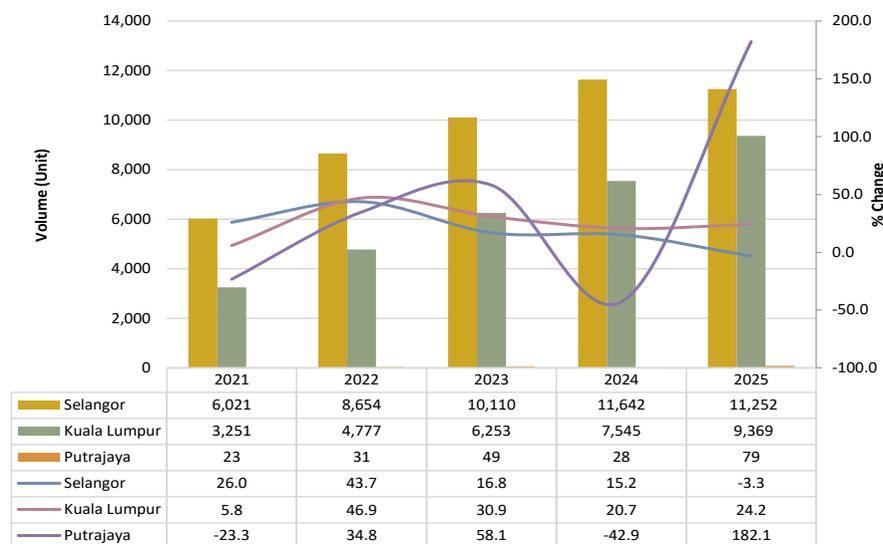
### Transaction

Aktiviti pasaran menunjukkan peningkatan dengan WP Kuala Lumpur dan WP Putrajaya mengalami peningkatan bilangan transaksi masing-masing hampir dua kali ganda dan 24.2%. Sebaliknya, Selangor mencatat sedikit penurunan iaitu 3.3% dalam tempoh kajian.

Market activity showed improvement, with WP Kuala Lumpur and WP Putrajaya experiencing transaction volume increase of nearly two-fold and 24.2%, respectively. Conversely, Selangor recorded slightly decreases 3.3% in the review period.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025

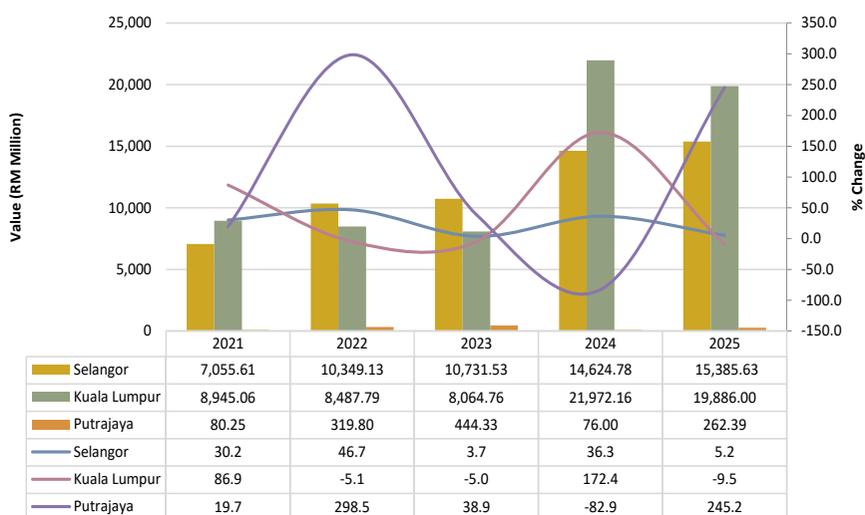


Dari segi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan peningkatan lebih dua kali ganda dan 5.2%. Sebaliknya WP Kuala Lumpur menurun sebanyak 9.5%.

In terms of transaction value, WP Putrajaya and Selangor recorded an increase of more than two-fold and 5.2% respectively. On the other hand, WP Kuala Lumpur decreased by 9.5%.

**Chart 14**

Commercial Property Transactions Value Trend 2021 – 2025



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**a. Kedai**

**Transaksi**

Subsektor kedai merekodkan 4,715 transaksi bernilai RM8.29 bilion pada 2025, mencakupi 22.8% dalam bilangan dan 23.3% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 3,863 transaksi bernilai RM5.89 bilion, masing-masing menyumbang 81.9% dan 71% daripada bilangan dan nilai transaksi kedai. WP Kuala Lumpur mengambil kedudukan kedua dengan 17% syer bilangan transaksi dan 27.2% nilai transaksi kedai, diikuti WP Putrajaya yang menyumbang sebahagian kecil masing-masing 1.1% dan 1.8% dalam bilangan dan nilai transaksi.

**Status Pasaran**

Selangor mencatat prestasi yang meningkat di semua peringkat pembinaan unit kedai dengan pertambahan sebanyak 29.5% (2024: 397 unit) di peringkat siap dibina tidak terjual, 120.9% (2024: 465 unit) di peringkat dalam pembinaan belum terjual dan 50% (2024: 26 unit) di peringkat belum dibina belum terjual.

**a. Shop**

**Transaction**

The shop sub-sector recorded 4,715 transactions worth RM8.29 billion in 2025, accounting for 22.8% in volume and 23.3% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector in the region with 3,863 transactions worth RM5.89 billion, accounting for 81.9% and 71%, respectively, of the shop transaction volume and value. WP Kuala Lumpur took up the second rank with 17% market share in transaction volume and 27.2% in transaction value, followed by WP Putrajaya which contributes a slight share of 1.1% and 1.8% in transaction volume and value respectively.

**Market Status**

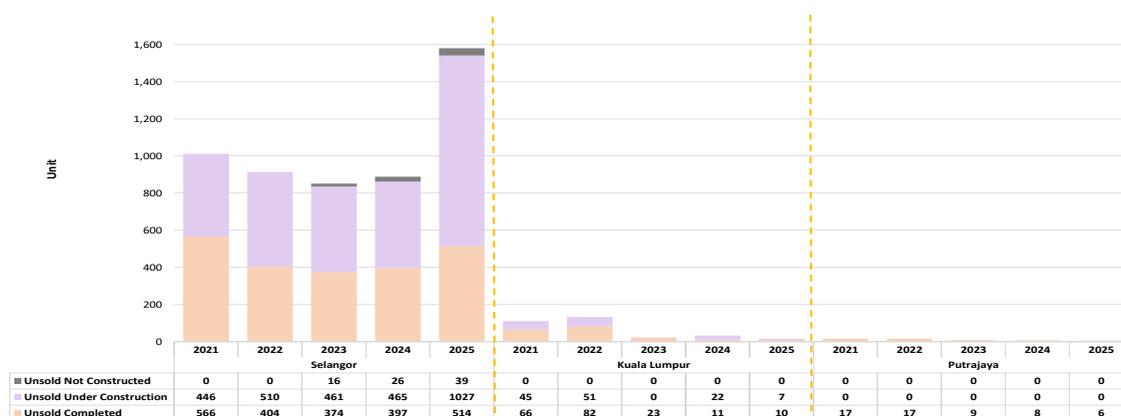
Selangor recorded an upward trend across all stages of shop unit construction, with an increase of 29.5% (2024: 397 units) at the unsold completed stage, 120.9% (2024: 465 units) at the unsold underconstruction stage and 50% (2024: 26 units) at the unsold not constructed stage.

Berbeza dengan WP Kuala Lumpur, merekodkan prestasi menurun di peringkat siap dibina tidak terjual dan dalam pembinaan belum terjual dengan penurunan masing-masing sebanyak 9.1% (2024: 11 unit) dan 68.2% (2024: 22 unit), manakala peringkat peringkat belum dibina belum terjual kekal tiada. Sementara itu, WP Putrajaya masih mengekalkan kedudukannya dengan tidak dibebani dengan mana-mana unit dalam pembinaan belum terjual atau belum dibina belum terjual, dan mencatat penurunan sebanyak 25% bagi unit diperingkat siap dibina tidak terjual.

*In contrast, WP Kuala Lumpur recorded a better performance in both the unsold completed and unsold under construction segment registering a decrease of 9.1% (2024: 11 units) and 68.2% (2024: 22 unit) respectively, while remained nil in the unsold not constructed stage. Meanwhile, WP Putrajaya remained unencumbered with any unsold units under construction or unsold not constructed, and recorded a 25% decline in unsold completed units.*

**Chart 15**

Shop Unsold Units 2021 – 2025



### Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend meningkat berbanding tahun sebelumnya. Unit siap dibina di Selangor meningkat kepada 559 unit, berbanding tahun 2024 (261 unit). Sementara itu, WP Kuala Lumpur menunjukkan penurunan kepada 155 unit, menurun daripada 193 pada tahun 2024, manakala WP Putrajaya kekal tiada pada tahun 2025.

### Construction Activity

*Generally, construction activities in the Central Region showed an upward trend against the preceding year. Completion in Selangor increased to 559 units, compared to 2024 (261 units). Meanwhile, WP Kuala Lumpur saw a decline to 155 units, a decrease from 193 units in 2024, while WP Putrajaya remained nil in 2025.*

Mula dibina di Selangor merekodkan bilangan tertinggi iaitu 1,323 unit (2024: 1,077 unit), diikuti WP Kuala Lumpur 28 unit, manakala WP Putrajaya kekal tiada pada tahun 2025.

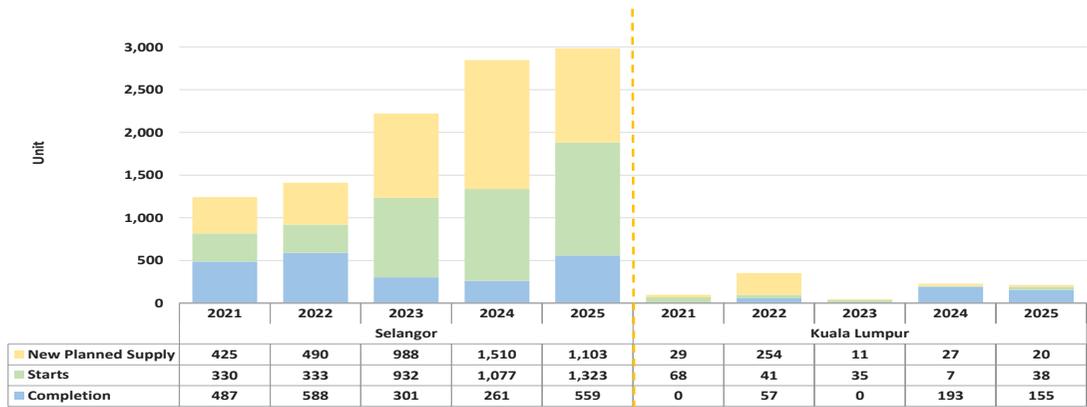
*Housing starts in Selangor recorded the highest volume at 1,323 units (2024: 1,077 units), followed by WP Kuala Lumpur with 28 units, while WP Putrajaya remained nil in 2025.*

Begitu juga di peringkat penawaran baharu dirancang, Selangor terus mendahului dengan 1,103 unit (2024: 1,510 unit). Sementara itu, WP Kuala Lumpur merekodkan 20 unit (2024: 27 unit), manakala WP Putrajaya kekal tiada sepanjang tahun.

*Similarly, in the new planned supply stage, Selangor continued to lead with 1,103 units (2024: 1,510 units). Meanwhile WP Kuala Lumpur recorded 20 units (2024: 27 units), whereas WP Putrajaya remained nil during the year.*

**Chart 16**

Shop Construction Activity Trend 2021 – 2025



**Table 3**

Construction Activity of Shop in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		113,246	30,973	538
Incoming Supply (units)		5,418	561	0
Planned Supply (units)		2,287	181	48

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### Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di WP Kuala Lumpur, kedai tiga tingkat di Solaris Mont Kiara dengan keluasan tanah purata 156 m.p. mencatatkan nilai pindah milik tertinggi iaitu antara RM5 juta hingga RM6.7 juta, diikuti kedai tiga tingkat di Taman Tun Dr Ismail dengan keluasan tanah purata 174 m.p. mencatatkan nilai pindah milik antara RM5.2 juta hingga RM6.5 juta.

Di Selangor, jenis yang sama di SS 2 di Petaling Jaya dengan keluasan tanah purata 156 m.p. mencatat nilai pindahmilik tertinggi dengan julat harga antara RM4.6 juta hingga RM4.8 juta.

### Price

The prices of shops showed mixed movement, with fluctuations noted in several areas. In WP Kuala Lumpur, a three-storey shop in Solaris Mont Kiara with an average land area of 156 s.m. recorded the highest transacted value between RM5 million to RM6.7 million, followed by a three-storey shop in Taman Tun Dr Ismail, with an average land area of 174 s.m., recorded transacted value between RM5.2 million and RM6.5 million.

In Selangor, the similar property type in SS 2 in Petaling Jaya, with an average land area of 156 s.m., recorded the highest transacted value, with price range between RM4.6 million to RM4.8 million.

## **Sewa**

Sewa tingkat bawah kedai secara umumnya adalah stabil dengan beberapa kenaikan marginal di kawasan komersial terpilih. Di kawasan utama pusat bandar WP Kuala Lumpur, sewa tertinggi direkodkan di Jalan Tuanku Abdul Rahman dan diikuti kawasan Changkat Bukit Bintang dengan kadar sewa sebulan masing-masing RM17,000 hingga RM34,000 sebulan dan RM30,000 sebulan. Manakala di Selangor, sewa tingkat bawah kedai di Daerah Petaling direkodkan antara RM2,500 hingga RM8,000 sebulan.

### **b. Pangsapuri Khidmat/ SOHO**

#### **Transaksi**

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 10,955 transaksi bernilai RM10.73 bilion, menyumbang 52.9% daripada jumlah transaksi dan 30.2% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Mengikut negeri, WP Kuala Lumpur mendominasi bilangan transaksi dalam Wilayah Tengah sebanyak 60.7% (6,652 transaksi) daripada jumlah syer pasaran.

#### **Status Pasaran**

Prestasi jualan bagi unit pangsapuri khidmat/ SOHO di Wilayah Tengah menunjukkan pergerakan bercampur-campur. Prestasi positif masing-masing di rekodkan di peringkat siap dibina tidak terjual. Selangor dan WP Putrajaya mencatat penurunan unit siap dibina tidak terjual sebanyak 14.5% dan 53.1%. Walau bagaimanapun, WP Kuala Lumpur meningkat sedikit iaitu 5% dalam tempoh kajian.

Walaupun bagaimanapun, peringkat dalam pembinaan belum terjual dan belum dibina belum terjual menunjukkan pertambahan unit terutama bagi Selangor sebanyak 51.1% dan 96.5% berbanding tahun 2024.

## **Rental**

Rentals of ground floor shop were generally stable with marginal increases observed in selected commercial areas. In the central town prime area of WP Kuala Lumpur, the highest rental was recorded in Jalan Tuanku Abdul Rahman and followed by the Changkat Bukit Bintang area, with monthly rental rates ranging between RM17,000 to RM34,000 per month and RM30,000 per month respectively. Meanwhile, in Selangor, rental of ground floors shop in the District of Petaling were recorded within the range of RM2,500 to RM8,000 per month.

### **b. Serviced Apartment/ SOHO**

#### **Transaction**

Serviced apartments/ SOHO in the Central Region recorded 10,955 transactions worth RM10.73 billion, representing 52.9% in volume and 30.2% in value of commercial property transactions in the region.

By state, WP Kuala Lumpur dominated the number of transactions in the Central Region at 60.7% (6,652 transactions) of the total market share.

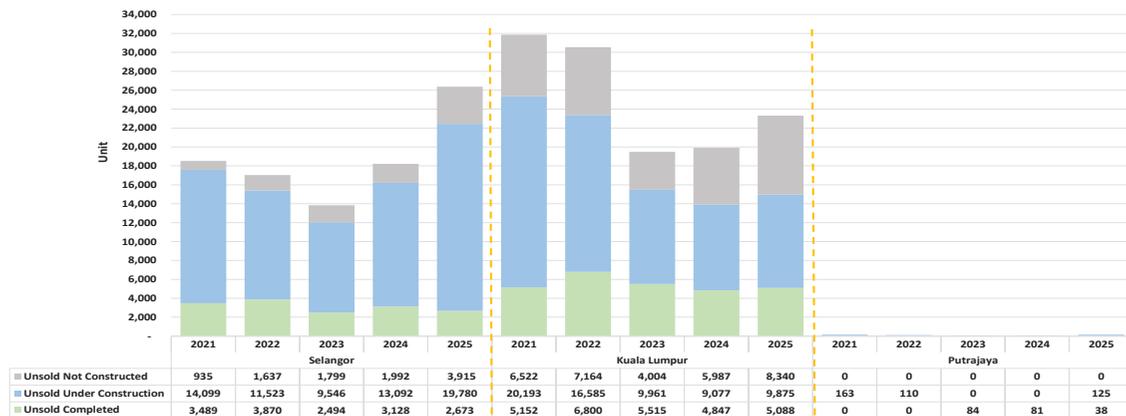
#### **Market Status**

Sales performance for serviced apartment/ SOHO units in the Central Region showed mixed movements. Positive performance was recorded at the unsold completed stage. Selangor and WP Putrajaya recorded a decrease of 14.5% and 53.1%, respectively, in unsold units. However, WP Kuala Lumpur recorded a mere increase of 5% during the review period.

Nevertheless in the unsold under construction and unsold not constructed stages showed additional units, particularly in Selangor, which recorded rises of 51.1% and 96.5%, respectively, compared to 2024.

**Chart 17**

Serviced Apartment/ SOHO Unsold Units 2021 – 2025



**Aktiviti Pembinaan**

Secara umumnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend menurun berbanding tahun 2024. Dalam tempoh kajian menyaksikan unit siap dibina menurun 19.5% (20,003 unit) berbanding tahun 2024 (24,836 unit). WP Kuala Lumpur merupakan penyumbang terbesar dengan penurunan 27.9% (6,436 unit) berbanding tahun 2024 (8,931 unit).

**Construction Activity**

Generally, construction activities in the Central Region showed a downward trend compared to 2024. The review period witnessed completion units decrease by 19.5% (20,003 units) as compared to 2024 (24,836 units). WP Kuala Lumpur is the biggest contributor, with a decrease of 27.9% (6,436 units) compared to 2024 (8,931 units).

Unit mula dibina di wilayah ini merekodkan peningkatan sebanyak 24.7% (19,001 unit) berbanding 15,238 unit pada tahun 2024. Sebaliknya prestasi penawaran baharu dirancang menunjukkan penurunan sebanyak 48% (10,915 unit) berbanding 20,983 unit pada tahun 2024. Tiada rekod di WP Putrajaya dalam tempoh kajian.

The region's start units recorded an increase of 24.7% (19,001 units) compared to 15,238 units in 2024. Contravily, the performance of the new planned supply showed a decrease of 48% (10,915 units) compared to 20,983 units in 2024. There were no records in WP Putrajaya during the review period.

**Chart 18**

Serviced Apartment/ SOHO Construction Activity Trend 2021 – 2025

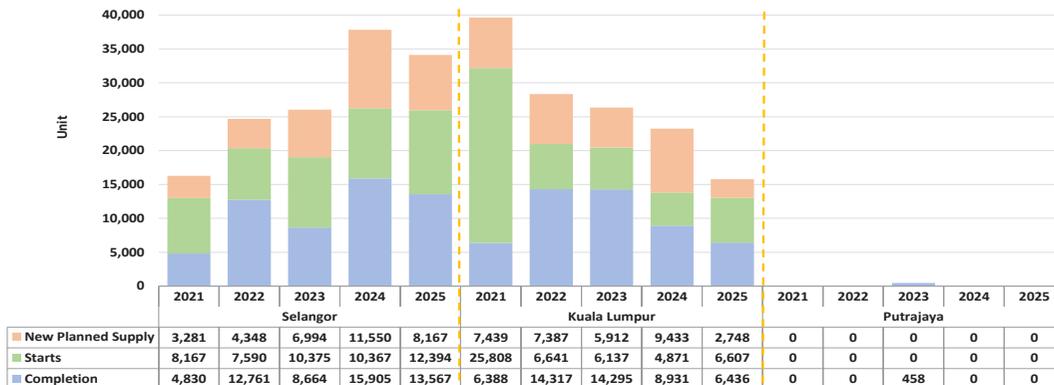


Table 4

Construction Activity of Serviced Apartment/SOHO in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		202,326	163,220	1,204
Incoming Supply (units)		75,186	38,537	671
Planned Supply (units)		25,765	63,403	940

### Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Di WP Kuala Lumpur pangsapuri khidmat di Park Regent Desa Parkcity, Laman Ceylon, Kenwingston Platz dan The Manhattan, masing-masing meningkat 11.6%, 10.8%, 10.1% dan 10%.

Dalam perkembangan yang sama, di Selangor pangsapuri khidmat Radia Residences @ Bukit Jelutong, The Mark @ Cheras, Setia Walk @ Pusat Bandar Puchong dan Sunway Geosense masing-masing meningkat sebanyak 9.9%, 8.6%, 8.4% dan 8.3%.

### Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Di WP Kuala Lumpur, kenaikan sewa tertinggi direkodkan di Arcoris Residences (10.4%) diikuti D'Sands Residence (9.3%) dan Mercu Summer Suites (9.2%). Sementara itu, kenaikan sewa pasaran tertinggi di Selangor direkodkan di Residensi Xtreme Meridian (9.1%).

Bagi unit SOHO, Marc Residences di Kuala Lumpur mencatatkan kadar sewa tertinggi RM3,100 hingga RM4,000 sebulan, kekal stabil berbanding tahun sebelumnya.

### Price

*Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. In WP Kuala Lumpur, serviced apartments namely Park Regent Desa Parkcity, Laman Ceylon, Kenwingston Platz and The Manhattan, increased by 11.6%, 10.8%, 10.1% and 10% respectively.*

*On a similar note, serviced apartments in Selangor, namely Radia Residences @ Bukit Jelutong, The Mark @ Cheras, Setia Walk @ Pusat Bandar Puchong and Sunway Geosense increased by 9.9%, 8.6%, 8.4% and 8.3% respectively.*

### Rental

*The serviced apartment's rental market was generally stable. In WP Kuala Lumpur, the highest increment rental recorded at Arcoris Residences (10.4%) followed by D'Sands Residence (9.3%) and Mercu Summer Suites (9.2%). Meanwhile, the highest market rent increase in Selangor was recorded at Residensi Xtreme Meridian (9.1%).*

*In terms of SOHO units, Marc Residences in WP Kuala Lumpur recorded the highest rental rate at RM3,100 to RM4,000 per month, remained stable compared with the previous year.*

### c. Kompleks Perniagaan

#### Transaksi

Dalam tempoh kajian, lapan transaksi direkodkan di Selangor dan dua di WP Kuala Lumpur. Sebahagian perjanjian jualbeli adalah pada tahun 2024 dan disempurnakan pada tahun 2025. Manakala Jaya Shopping Centre, Kipmall Desa Coalfields, Paradigm Mall, Kompleks PKNS Shah Alam dan SACC Mall dipindahmilik pada tahun 2025.

#### Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi. WP Putrajaya dan WP Kuala Lumpur tetap teguh dengan kadar penghunian meningkat sedikit, masing-masing kepada 90.6% dan 87.9% berbanding tahun 2024 (WP Putrajaya: 83.2% dan WP Kuala Lumpur: 86.8%). Walau bagaimanapun, Selangor mencatatkan penghunian rendah sedikit pada 80.3% berbanding tahun 2024 (80.6%).

### c. Shopping Complex

#### Transaction

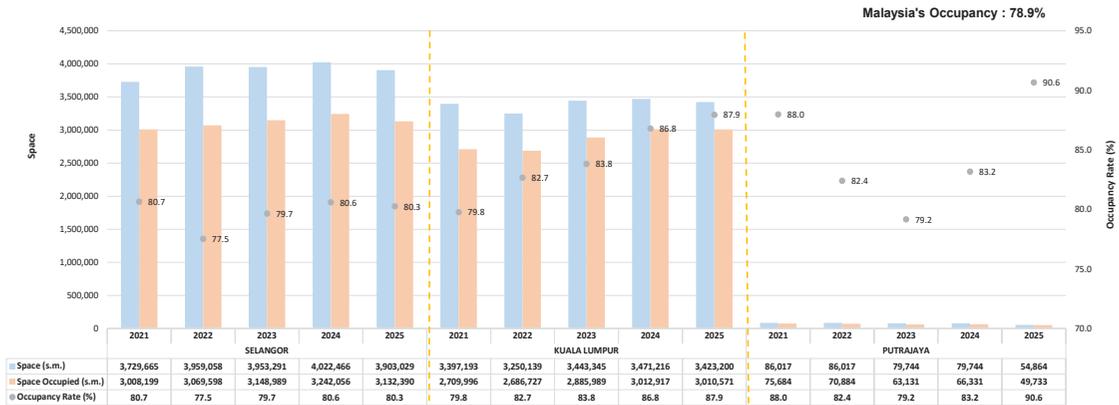
The review period recorded eight transactions in Selangor and two in WP Kuala Lumpur. Part of the sale and purchase agreement were signed in 2024 and completed in the review period. While Jaya Shopping Centre, Kipmall Desa Coalfields, Paradigm Mall, Kompleks PKNS Shah Alam and SACC Mall were transacted in 2025.

#### Occupancy and Space Availability

The performance of the retail sub-sector in the Central Region remained stable, with higher overall occupancy rates. WP Putrajaya and WP Kuala Lumpur remained firm as the occupancy rate slightly increased to 90.6% and 87.9% respectively, compared to 2024 (WP Putrajaya: 83.2% and WP Kuala Lumpur: 86.8%). However, Selangor recorded just slightly lower at 80.3% compared to 2024 (80.6%).

Chart 19

Supply and Occupancy of Shopping Complex 2021 - 2025



**Table 5**

Pertinent Movements in Shopping Complex

No.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Berjaya Times Square	2,578	Move In
		2,927	Move Out
2.	Mid Valley Megamall	1,023	Move In
3.	168 Park Selayang Mall	706	Move In
4.	AEON Rawang	846	Move In
5.	BMC Mall	576	Move In
6.	DATUM Jelatek	3,275	Move Out
7.	Ecohill Mall	1,426	Move In
8.	GIANT Hypermarket Batu Caves	27,018	Move Out
9.	GM Klang Wholesale City Block A	1,447	Move In
		694	Move Out
10.	Klang Parade	1,109	Move Out
11.	NU Empire	1,909	Move Out
12.	Quayside Mall	580	Move Out
13.	Spectrum	548	Move In
14.	TF Valur Mart Hypermarket	27,018	Move In
15.	Alamanda	1,577	Move In
		1,009	Move Out

**Aktiviti Pembinaan**

Wilayah Tengah menyaksikan lima bangunan baru siap dibina dicatatkan dalam tempoh kajian. Perincian adalah seperti berikut:

**Construction Activity**

The Central Region saw five new completions recorded in the review period. The details are as follows:

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**Table 6**

Completion of Shopping Complex in the Central Region

State	Name of Building	Location	Type	Net Lettable Area (sq. metre)
Kuala Lumpur	KLGCC Mall	Bukit Kiara	Shopping Centre	21,368
Selangor	Sunway Square Mall	Bandar Sunway	Shopping Centre	29,357
Selangor	Majestic Lab	Eco Majestic, Semenyih	Shopping Centre	10,520
Selangor	Hextar World @ Empire City	Empire City, Jalan Damansara	Shopping Centre	125,419
Selangor	Sunsuria Forum Mall	Persiaran Setia Alam	Shopping Centre	14,121

**Table 7**

Construction Activity of Shopping Complex in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		155 complexes (3,903,029 s.m)	117 complexes (3,423,200 s.m)	2 complexes (54,864 s.m)
Incoming Supply		3 complexes (47,946 s.m)	7 complexes (264,929 s.m)	2 complexes (29,277 s.m)
Planned Supply		2 complexes (17,760 s.m)	3 complexes (196,691 s.m)	0

Central Region

## **Sewa**

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di WP Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi antara RM409 s.m.p. hingga RM2,327 s.m.p. sebulan dan diikuti oleh Pavilion Kuala Lumpur dengan kadar sewa RM54 s.m.p. hingga RM2,153 s.m.p. sebulan.

Sementara itu, di Selangor julat sewa tertinggi direkodkan di Giant Hypermarket, Seksyen 13, Shah Alam dan Giant Hypermarket, Kota Damansara dengan kadar sewa masing-masing RM23 s.m.p. hingga RM955 s.m.p. dan RM20 s.m.p. hingga RM807 s.m.p. sebulan.

### **d. Pejabat Binaan Khas**

#### **Transaksi**

Dalam tempoh kajian, sebanyak 19 transaksi direkodkan di Wilayah Tengah. Kebanyakan Perjanjian jualbeli ditandatangani dan disempurnakan pada 2025. Manakala beberapa transaksi melibatkan perjanjian pada tahun sebelumnya, termasuk tahun 2023 tetapi disempurnakan dalam tempoh kajian. Di WP Kuala Lumpur antara yang dipindahmilik adalah Menara Affin, Wisma Technip, Menara CIMB dan Menara Southern Bank. Sementara itu, di Selangor antara yang dipindahmilik adalah MKN Embassy Techzone, Menara Apex and Basis Bay.

#### **Penghunian dan Ketersediaan Ruang**

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Kesemua negeri mencatatkan kadar penghunian yang lebih tinggi di mulai dengan WP Putrajaya, Selangor dan WP Kuala Lumpur masing-masing pada 93.5%, 73.3%, dan 72.6% berbanding tahun 2024 (WP Putrajaya: 92.1%, Selangor: 73.1% dan WP Kuala Lumpur: 72%).

## **Rental**

*Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in WP Kuala Lumpur sustained its prominence, fetching the highest rental ranges from RM409 p.s.m. to RM2,327 p.s.m. per month and followed by Pavilion Kuala Lumpur with rental ranges from RM54 p.s.m. to RM2,153 p.s.m.*

*Meanwhile, in Selangor, the highest rental ranges were recorded at Giant Hypermarket, Seksyen 13, Shah Alam and Giant Hypermarket, Kota Damansara, with rental rate ranging from RM23 p.s.m. to RM955 p.s.m. and RM20 p.s.m. to RM807 p.s.m. per month, respectively.*

### **d. Purpose-built Office**

#### **Transaction**

*The review period recorded a total of 19 transactions in the Central Region. Most of the sale and purchase agreement (SPA) were signed and concluded in 2025. While several transactions involved agreement in previous years, including 2023 but were concluded during the review period. In WP Kuala Lumpur, among those transferred included Menara Affin, Wisma Technip, Menara CIMB and Menara Southern Bank. Meanwhile in Selangor, among those transferred are MKN Embassy Techzone, Menara Apex, and Basis Bay.*

#### **Occupancy and Space Availability**

*The performance of the purpose-built offices in the Central Region remained stable with higher overall occupancy rates in the review period. All states recorded higher occupancy rate starting with WP Putrajaya, Selangor and WP Kuala Lumpur, at 93.5%, 73.3%, and 72.6% respectively, compared to 2024 (WP Putrajaya: 92.1%, Selangor: 73.1% and WP Kuala Lumpur: 72%).*

Chart 20

Supply and Occupancy of Purpose-built Office 2021 - 2025

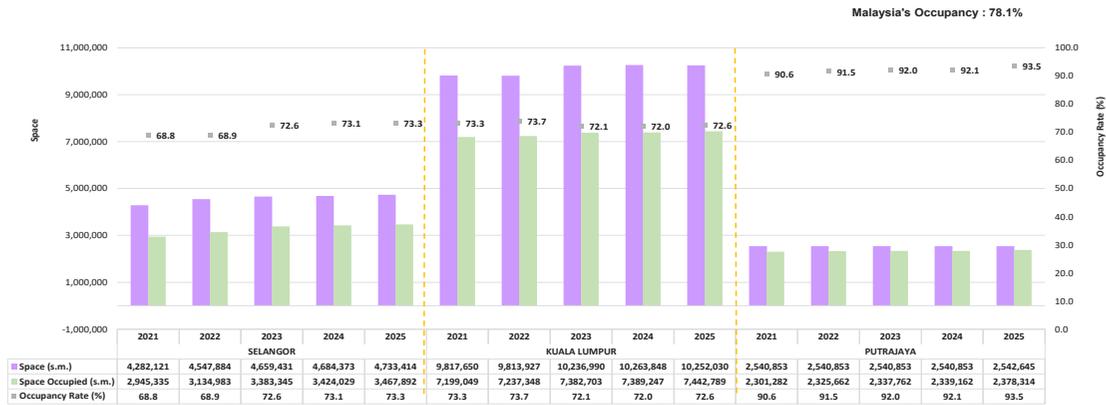


Table 8

Pertinent Movements in Shopping Complex

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Intermark (Integra Tower)	16,129	Move In
2.	Menara Atlan	929	Move In
3.	Menara Binjai	2,823	Move In
4.	Menara Darussalam	1,328	Move In
5.	Menara Maxis	2,360	Move In
6.	Plaza OSK	897	Move In
7.	Wisma Chuang	1,033	Move In
8.	Wisma Goldhill	597	Move In
9.	Wisma UOA II	2,004	Move In
		859	Move Out
10.	Maju Tower	2,014	Move Out
11.	Ken TTDI	850	Move In
12.	Menara UOA Bangsar	10,807	Move In
		4,877	Move Out
13.	Wisma UOA Damansara II	752	Move In
		2,384	Move Out
14.	Co Place 3	1,186	Move In
		973	Move Out
15.	CP Tower	4,622	Move In
		1,221	Move out
16.	Crystal Plaza	1,143	Move in
17.	First Tower (Plaza Metro Klang)	2,811	Move Out
18.	Menara AFA	4,695	Move In
19.	Menara MTD	9,655	Move Out
20.	Menara TSR	2,358	Move in
21.	NAZA TTDI	1,792	Move in
22.	Plaza Flamingo	4,182	Move In
		2,327	Move Out
23.	PRIMA 9	2,957	Move In
24.	PRIMA 10	1,507	Move In
25.	Prima Klang Avenue (Blok A)	1,278	Move In
26.	Quill 9	6,781	Move In
27.	Quill 18	2,120	Move Out
28.	Tower 1, PFCC, Bandar Puteri Puchong	1,073	Move in
29.	Tower 4, PFCC, Bandar Puteri Puchong	2,127	Move in
30.	Tower 5, PFCC, Bandar Puteri Puchong	4,054	Move in
31.	Wisma Academy	1,920	Move in

**Table 8**

Pertinent Movements in Shopping Complex

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
32	Wisma DRB Hicom	822	Move in
33	Wisma Kemajuan	2,003	Move in

**Aktiviti Pembinaan**

Terdapat enam bangunan baru siap dibina dicatatkan dalam tempoh kajian. Perincian adalah seperti berikut:

**Construction Activity**

*There were six new completions recorded in the review period. The details are as follows:*

**Table 9**

Completion of Purpose-built Office in the Central Region

State	Name of Building	Location	Category	Net Lettable Area
WP Kuala Lumpur	TRX Campus Office	Persiaran TRX Timur, Tun Razak Exchange	Private Building	25,529
WP Kuala Lumpur	Oxley Tower	Jalan Ampang	Private Building	33,000
WP Kuala Lumpur	TNB Gold	Jalan Pantai Baharu	Private Building	48,330
Selangor	Sunway Square Corporate Tower 1	Jalan Lagoon Selatan, Bandar Sunway	Private Building	40,180
Selangor	Sunway Square Corporate Tower 2	Jalan Lagoon Selatan, Bandar Sunway	Private Building	50,074
Selangor	Menara Sunsuria @ Sunsuria Forum	Persiaran Setia Alam	Private	32,906

20

**Table 10**

Construction Activity of Purpose-built Office in the Central Region

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		279 units (4,733,414 s.m.)	461 units (10,252,030 s.m.)	46 units (2,542,645 s.m.)
Incoming Supply		0	18 units (775,380 s.m.)	3 units (59,940 s.m.)
Planned Supply		2 units (34,036 s.m.)	14 units (547,109 s.m.)	3 units (39,875 s.m.)

## Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas WP Kuala Lumpur, kadar sewa tertinggi direkodkan di Menara Maxis dengan kadar sewa daripada RM91.60 s.m.p. hingga RM169.86 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewar ruang pejabat tertinggi direkodkan di Sunway Pinnacle dengan kadar sewa daripada RM50.59 s.m.p. hingga RM102.26 s.m.p.

## e. Harta Tanah Riadah

### Transaksi

Tempoh kajian menyaksikan enam transaksi berlaku di Wilayah Tengah antaranya Pavilion Hotel, Bayan Tree Signature dan Corus Hotel di WP Kuala Lumpur. Kebanyakan perjanjian jualbeli ditandatangani dan disempurnakan pada tahun 2025, kecuali dua transaksi telah ditandatangani pada tahun sebelumnya tetapi telah disempurnakan dalam tempoh kajian.

### Aktiviti Pembinaan

Aktiviti pembinaan di Wilayah Tengah menyaksikan empat hotel baru siap dibina dalam tempoh kajian iaitu Hotel Bandar, Pavilion Damansara Heights, Hotel Sri Petaling dan Oxley Hotel, semuanya terletak di WP Kuala Lumpur yang masing-masing menawarkan 45 bilik, 140 bilik, 168 bilik dan 226 bilik.

Sehingga penghujung tahun, terdapat 473 hotel (78,973 bilik) penawaran sedia ada dengan 12 lagi hotel (2,135 bilik) dalam penawaran akan datang dan 7 hotel (1,751 bilik) dalam penawaran yang dirancang.

## Rental

*Generally, rentals of office space were stable for most office buildings. In the WP Kuala Lumpur golden triangle area, the highest rental rate for office space was recorded in Menara Maxis, with rentals ranging from RM91.60 p.s.m. to RM169.86 p.s.m.*

*In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Sunway Pinnacle, with rentals ranging from RM50.59 p.s.m. to RM102.26 p.s.m.*

## e. Leisure Property

### Transactions

*In the review period, six transactions occurred in the Central Region, including Pavilion Hotel, Bayan Tree Signature and Corus Hotel in WP Kuala Lumpur. Most of the sale and purchase agreement (SPA) were signed and concluded in 2025, except for two transactions there the agreements were signed in previous years but were completed during the review period.*

### Construction Activity

*Construction activity in the Central Region saw four new completed hotel in the review period, which are City Hotel, Pavilion Damansara Heights, Sri Petaling dan Oxley Hotel, all located in WP Kuala Lumpur, which have 45 rooms, 140 rooms, 168 rooms and 226 rooms.*

*As at year-end, there were 473 hotels (78,973 rooms) in the existing supply with another 12 hotels (2,135 rooms) in the incoming supply and 7 hotels (1,751 rooms) in the planned supply.*

### 2.3 HARTA TANAH INDUSTRI

#### Transaksi

Subsektor industri menyumbang 3.4% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan peningkatan dalam bilangan 9.3% kepada 3,390 transaksi (2024: 3,101 transaksi) dan 9.4% kepada RM15.76 bilion dalam nilai berbanding tahun 2024 (RM14.41 bilion).

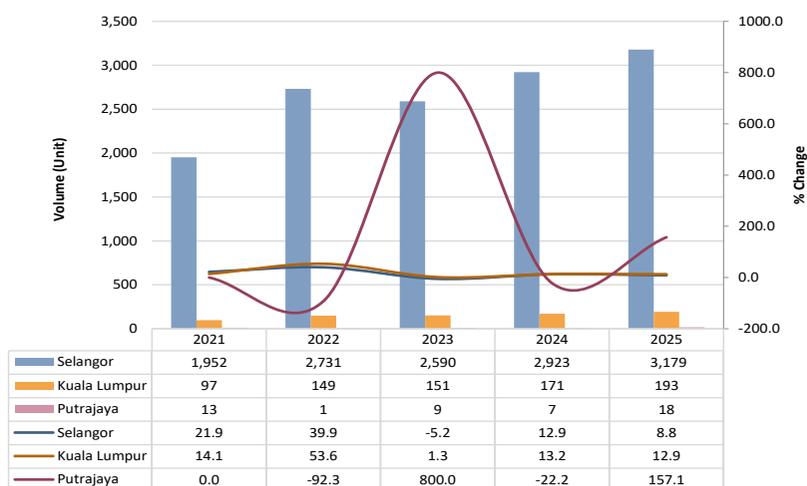
### 2.3 INDUSTRIAL PROPERTY

#### Transaction

The industrial sub-sector contributed a marginal portion of 3.4% to the overall market activity in the Central Region. The region's market performance recorded an increase of 9.3% in volume to 3,390 transactions (2024: 3,101 transactions) and 9.4% to RM15.76 billion in value compared to 2024 (RM14.41 billion).

Chart 21

Industrial Property Transactions Volume Trend 2021 – 2025



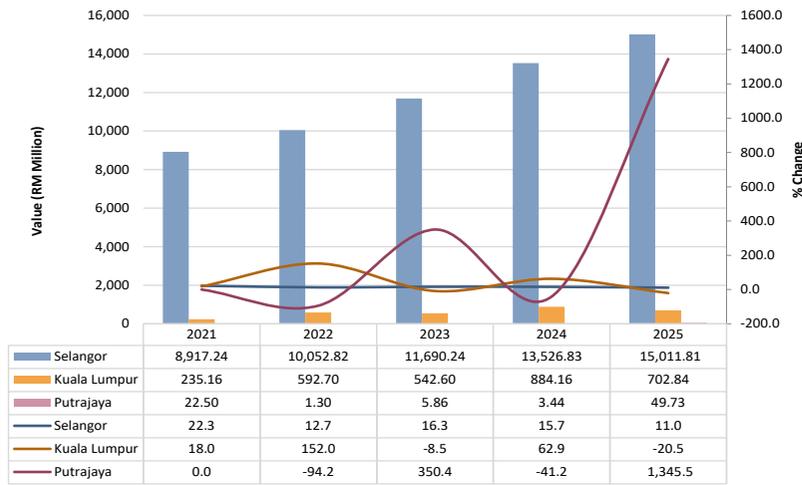
22

Dari segi nilai transaksi, Selangor dan WP Putrajaya masing-masing meningkat kepada RM15.01 bilion (2024: RM13.53 bilion) dan RM49.73 juta (2024: RM3.44 juta). Sementara itu, WP Kuala Lumpur mencatat penurunan 20.5% kepada RM702.84 juta (2024: RM884.15 juta).

In terms of transaction value, Selangor and WP Putrajaya increase to RM15.01 billion (2024: RM13.53 billion) and RM49.73 million (2024: RM3.44 million) respectively. Meanwhile, WP Kuala Lumpur decrease by 20.5% to RM702.84 million (2024: RM884.15 million).

**Chart 22**

Industrial Property Transactions Value Trend 2021 – 2025



**Status Pasaran**

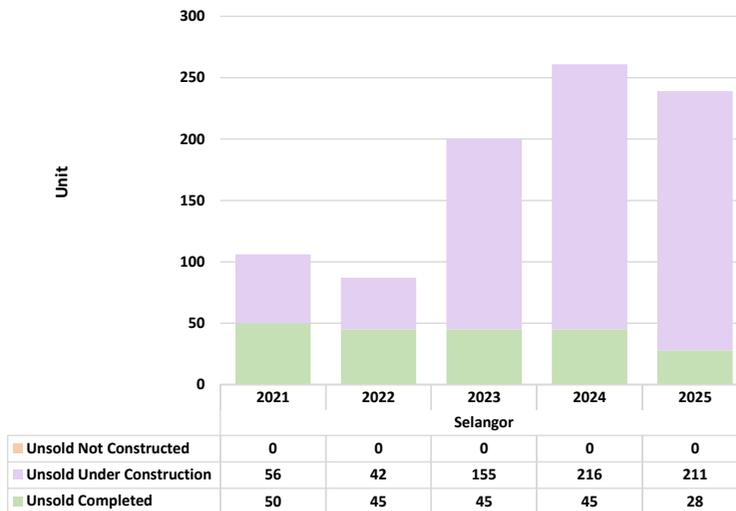
Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti tahun 2024. Selangor merekodkan penurunan sebanyak 37.8% (2024: 45 unit) di peringkat siap dibina tidak terjual dan 2.3% (2024: 216 unit) di peringkat dalam pembinaan belum terjual.

**Market Status**

The Central Region recorded positive performance in unsold units. WP Kuala Lumpur and WP Putrajaya remained with no record of unsold units, similar to 2024. Selangor recorded a decline of 37.8% (2024: 45 units) at the unsold completed stage and 2.3% (2024: 216 units) at the unsold under construction stage.

**Chart 23**

Industrial Unsold completed and Unsold Units 2021 – 2025



**Chart 24**

Industrial Construction Activity Trend 2021 – 2025



**Table 11**

Construction Activity of Industrial in Central Region

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		43,766	5,138	48
Incoming Supply		1,624	0	0
Planned Supply		984	37	0

### 3.0 PROPERTY HIGHLIGHTS

#### 3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3), Selangor	<ul style="list-style-type: none"> <li>Total Length: 37.0 km</li> <li>Link Bandar Utama with Johan Setia in Klang</li> <li>Travel Time: 60 minutes</li> <li>No. of stations: 20</li> <li>Expected to be completed by March 2026.</li> </ul>	<p>Under Construction: 99%</p> <p>Final testing and commissioning phase (safety tests, fault-free runs, and trial operations).</p>
2.	East Coast Rail Link (ECRL), Selangor	<ul style="list-style-type: none"> <li>This is a east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor</li> <li>The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang.</li> <li>The distance from Mentakab to Port Klang is 204 km.</li> <li>The project expected to be completed by December 2026.</li> </ul>	<p>Stage of completion: 89.8% (Overall construction), and 78.4% for Selangor</p>
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor	<ul style="list-style-type: none"> <li>The West Coast Expressway (WCE).</li> <li>Involves the Selangor State Line (Banting) of 93.8 kilometers and the Perak State Line (Taiping) of 139.2 kilometers.</li> <li>The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak.</li> <li>In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely the Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange, is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers).</li> <li>Package 7 is expected to be completed by 2026.</li> </ul>	<p>Under Construction: Package 7A: 100%</p> <p>Package 7B: 65% (Expected to be completed on December 2026)</p>
4.	East Klang Valley Expressway (EKVE), Selangor	<ul style="list-style-type: none"> <li>The EKVE starts from Sungai Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; <ul style="list-style-type: none"> <li>➤ Sg. Long Interchange</li> <li>➤ Bandar Mahkota Cheras Interchange</li> <li>➤ Hulu Langat Interchange</li> <li>➤ Ampang Interchange</li> <li>➤ Ukay Perdana Interchange</li> </ul> </li> <li>The EKVE construction project is implemented in two sections; <ul style="list-style-type: none"> <li>➤ Section 1, covering the alignment from Sungai Long to Ampang, was completed and officially opened to the public on 30 August 2025.</li> <li>➤ Section 2, extending from Ampang to Ukay Perdana, remains under active development and has yet to reach completion.</li> </ul> </li> </ul>	<p>Under Construction: 90% (Overall)</p> <p>Section 1: 100%</p> <p>Section 2: 63%</p>
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam, Selangor	<ul style="list-style-type: none"> <li>Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat.</li> <li>The purpose and objective of this project are to reduce the risk of narrow river flow leading to river overflow and flash floods.</li> <li>Involved area approximately is 15,924.387 s.m. involves 19 lots of land title and 6 lots of government land.</li> <li>The project was gazetted under Section 8 dated 14th November 2024.</li> </ul>	<p>Completed compensation hearing and proceedings in May 2025.</p>

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Central Region

No.	Infrastructure Projects	Descriptions	Current Development Status
6.	Hulu Langat Flood Mitigation Project Phase 2, Selangor	<ul style="list-style-type: none"> <li>• Also known as the Sungai Langat Flood Mitigation Plan</li> <li>• The project is now in the detailed design stage and will proceed with land acquisition and utility relocation before starting construction in 2027.</li> <li>• It covers areas such as Kajang town, Kampung Sungai Serai, Kampung Sungai Lui, Kampung Dusun Tua, Taman Sri Nanding, Taman Sri Jelok, and Kampung Sungai Kantan.</li> <li>• Key works include river deepening, embankment construction, water gate installation, pump systems, and the development of water retention ponds.</li> </ul>	Package 1 in the detailed design stage
7.	Construction of New Water Plant Facility, Selangor	<ul style="list-style-type: none"> <li>• To ensure adequate reserve margin for clean water supply in Selangor and Klang Valley, several new plants will be constructed, including: <ul style="list-style-type: none"> <li>➢ Rasau Water Supply Scheme <ul style="list-style-type: none"> <li>a. Stage 1: completed 2025.</li> <li>b. Stage 2: expected to be completed by 2028.</li> </ul> </li> <li>➢ Langat Water Supply Scheme: expected to be completed by 2030.</li> <li>➢ Labohan Dagang Water Supply Scheme: expected to be completed by 2029.</li> <li>➢ Pulau Ketam Desalination Plant: expected to be completed by 2026.</li> </ul> </li> </ul>	Constructed by phase
8.	Road Upgrading – Jalan Reko, Hulu Langat, Selangor	<ul style="list-style-type: none"> <li>• The Jalan Reko (Route B17 - Package 2) upgrading project in Bandar Kajang involves widening a 3.5 km stretch of road to four lanes, improving drainage, and upgrading several intersections to reduce flooding and ease traffic.</li> <li>• The project requires acquiring 39 private lots and 10 state lands, which are being processed under Section 8 of the Land Acquisition Act 1960.</li> </ul>	Land acquisition stage. Expected to be completed by 2028.
9.	Integrated Development Region in South Selangor (IDRISS) Project, Selangor	<ul style="list-style-type: none"> <li>• The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS).</li> <li>• IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat.</li> <li>• They comprise a special premium scheme, interest-free instalments payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption.</li> </ul>	Under construction: 50% - 90%
10.	Pelabuhan Ketiga (Third Port) in Pulau Carey, District of Kuala Langat, Selangor	<ul style="list-style-type: none"> <li>• The Selangor state government declared that an area of approximately 1,700.00 hectares has been allocated for the development of the third port on Carey Island on 17 September 2025 including seabed and coastal land.</li> <li>• It involves land managed by PKNS and owned by Yayasan Selangor.</li> <li>• Preliminary reports indicate that detailed planning, including construction, is anticipated to commence around 2028, subject to contractor appointments and government approvals.</li> <li>• Upon completion, the port is designed to accommodate substantial capacity and is intended to become one of Malaysia's major logistics hubs.</li> </ul>	Expected to be start in 2028
11.	MRT Circle Line (MRT 3), WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Total Length: 51.6 kilometers</li> <li>• No of Stations: 33 (26 elevated and 7 underground)</li> <li>• The circle line is from Bukit Kiara to PPUM</li> <li>• Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.</li> </ul>	Land Acquisition Process

No.	Infrastructure Projects	Descriptions	Current Development Status
12.	Kompleks Sukan Shah Alam (KSSA), Selangor	<ul style="list-style-type: none"> <li>• Location: Persiaran Sukan, Section 13, Shah Alam</li> <li>• Total land area: 76.08 hectares</li> <li>• Will be resplendent with futuristic, innovative design and green technology.</li> <li>• Redevelopment Cost RM 3.28 billion</li> <li>• Malaysian Resources Corporation Berhad (MRCB) was appointed by the State Government Selangor to redevelop the stadium and surrounding area. The Operator KSSA is Darul Ehsan Facilities Management Sdn Bhd (DEFM)</li> <li>• KSSA is expected to be fully completed in 2030</li> <li>• <b>Development phases:</b> <ul style="list-style-type: none"> <li>➤ First phase: The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026</li> <li>➤ Second phase: Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028.</li> <li>➤ Third phase:               <ul style="list-style-type: none"> <li>a. Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029.</li> <li>b. Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature.</li> </ul> </li> </ul> </li> </ul>	Under construction
13.	Flood Mitigation Projects – DBKL, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT.</li> </ul>	Implementation within 2 years starting from 2024 - 2026.
14.	Ampang Road Upgrading Project, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Location: From the intersection of Jalan Tun Razak to MRR2</li> <li>• Scope of Work for upgrading 3.5km           <ul style="list-style-type: none"> <li>➤ Construction of road dividers to improve safety.</li> <li>➤ Installation of streetlights for better lighting.</li> <li>➤ Construction of footpaths and drains for pedestrian comfort and water management.</li> <li>➤ Resurfacing of the road for smoother passage.</li> </ul> </li> </ul>	Starting February 17, 2025 Implementation Period: 1 year (Expected completed February 2026).

### 3.2 Mega Project

No.	Commercial Projects	Descriptions	Current Status
1.	SA Sentral (Shah Alam Sentral), Selangor	<ul style="list-style-type: none"> <li>• Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access.</li> <li>• Total land area: 58.6 hectares</li> <li>• Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangasang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14.</li> <li>• GDV: RM3 billion</li> <li>• Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors.</li> <li>• Development is mixed with the concept of Transit Oriented Development (TOD)</li> <li>• Expected completion of the entire SA Sentral project is within 7 years (2031).</li> </ul>	Under construction
2.	Central Park Damansara, Damansara Perdana, Selangor	<ul style="list-style-type: none"> <li>• Location: Jalan PJU 8/8, Damansara Perdana</li> <li>• Total land area: 10.687 acres (4.3249 hectares)</li> <li>• The details of development are as below: <ul style="list-style-type: none"> <li>➤ D'Clover Residences @ Central Park Damansara <ul style="list-style-type: none"> <li>a. land area: 3.27 acres</li> <li>b. 1 block of 46 storey building with 593 units services residence.</li> <li>c. Selling price starting at RM918,500 to RM1,130,360</li> <li>d. Expected to be completed by 2027</li> </ul> </li> <li>➤ D'Terra Residences @ Central Park Damansara <ul style="list-style-type: none"> <li>a. land area: 3.747 acres</li> <li>b. 1 block of 49 storey building with 767 units services residence.</li> <li>c. Selling price starting at RM749,870 to RM979,330</li> <li>d. Expected to be completed by January 2027</li> </ul> </li> <li>➤ D'Teserra Residences @ Central Park Damansara <ul style="list-style-type: none"> <li>a. land area: 3.67 acres</li> <li>b. 1 block of 49 storey building with 671 units services residence.</li> <li>c. Selling price starting at RM899,140 to RM1,122,660</li> <li>d. Expected to be completed by January 2027</li> </ul> </li> <li>➤ D'Vine Residences @ Central Park Damansara <ul style="list-style-type: none"> <li>a. Land area: 2.54 acres</li> <li>b. 1 block of 46 storey building with 1,450 units Affordable Serviced Apartment</li> <li>c. Selling price at RM270,000</li> <li>d. Completed with CCC (9 Jan 2025)</li> </ul> </li> </ul> </li> </ul>	<p>Phase 1 Under construction 94.1%</p> <p>Phase 2 Under construction 93.8%</p> <p>Phase 3 Under construction 84.5%</p> <p>Phase 5 100%</p>
3.	Astrum Shah Alam, Selangor	<ul style="list-style-type: none"> <li>• Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam</li> <li>• Land area: 3.487 acres</li> <li>• Gross Development Value: RM550 Million</li> <li>• Developer: Setia Awan Land Sdn Bhd</li> <li>• Detail of Development: <ul style="list-style-type: none"> <li>➤ 3 Block Serviced Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units).</li> <li>➤ Built up area: 570 s.f - 1,065 s.f</li> <li>➤ Selling Price: RM270,000 - RM 951,600</li> </ul> </li> <li>• Date of Launching: Phase 1A &amp; 1B (12/7/2024)</li> <li>• Estimated completion 2027.</li> </ul>	Under construction: 20%

No.	Commercial Projects	Descriptions	Current Status
4.	Serasi Residence (Block 1/ 2/ 3), Selangor	<ul style="list-style-type: none"> <li>• Location: Jalan Putra Indah 5, Putra Heights</li> <li>• Total of Land Area: 6.99 acres</li> <li>• Gross Development Value: RM455 million</li> <li>• Developer: Sime Darby Property (Bukit Raja) Sdn Bhd</li> <li>• Detail of Development: <ul style="list-style-type: none"> <li>➤ Numbers of Units: <ul style="list-style-type: none"> <li>a. Block 1: 507 units of 31 storey serviced apartment.</li> <li>b. Block 2: 419 units of 33 storey serviced apartment &amp; SAMM (Serviced Apartment Mampu Milik)</li> <li>c. Block 3: 502 units of 28 storey serviced apartment &amp; SAMM (Serviced Apartment Mampu Milik)</li> </ul> </li> <li>➤ Built up area: 51 - 79 s.m.</li> <li>➤ Selling Price: RM250,000 – RM619,000</li> </ul> </li> <li>• Date of Launching: 22/12/2022.</li> <li>• Estimated completion 2026.</li> </ul>	Under construction: 99%
5.	Ativo Annexe (Residensi Damansara Avenue 1), Selangor	<ul style="list-style-type: none"> <li>• Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan.</li> <li>• Land Area : 6.015 hectares</li> <li>• Gross Development Value: RM3 billion</li> <li>• Developer: Indo Aman Bina Sdn. Bhd.</li> <li>• Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor.</li> <li><b>Phase 1</b> <ul style="list-style-type: none"> <li>➤ 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities.</li> <li>➤ 1 block of 40-storey Office Towers including 5-storey of facilities.</li> <li>➤ 6-storey retail podium including 3-storey of Medical Center.</li> <li>➤ 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites.</li> </ul> </li> <li>• Number of Units; <ul style="list-style-type: none"> <li>➤ Service Apartment Block A - 634 Unit</li> <li>➤ Service Apartment Block B - 634 Unit</li> </ul> </li> <li>• Built up area: <ul style="list-style-type: none"> <li>➤ Block A : 554 sqft – 1,230 sqft</li> <li>➤ Blok B: 539sqft – 1,181 sqft</li> </ul> </li> <li>• Selling Price: <ul style="list-style-type: none"> <li>➤ Block A from RM 650,000 – RM 1,467,000</li> <li>➤ Block B from RM 663,000 – RM 1,471,000</li> </ul> </li> <li>• Estimated completion Q1 2028</li> </ul>	Under construction 25%
6.	Interpoint, Bandar Bukit Tinggi, Selangor	<ul style="list-style-type: none"> <li>• The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway.</li> <li>• Details of development: <ul style="list-style-type: none"> <li>➤ Consist of 998 units serviced apartment, 36 units shop and 30 units office.</li> <li>➤ Divided into 3 blocks: <ul style="list-style-type: none"> <li>a. Tower A: 332 unit (35 floors)</li> <li>b. Tower B: 344 unit (34 floors)</li> <li>c. Tower C: 322 unit (33 floors)</li> </ul> </li> <li>➤ Serviced Apartment <ul style="list-style-type: none"> <li>a. Built up area: 722 - 1,207 s.f.</li> <li>b. Price: RM 423,800 – RM 841,850</li> </ul> </li> <li>➤ Shop units: <ul style="list-style-type: none"> <li>a. Built up area: 1,690 – 2,917 s.f.</li> <li>b. Price: RM1,288,500– RM2,553,088</li> </ul> </li> <li>➤ Office: <ul style="list-style-type: none"> <li>a. Built up area: 667 – 850 s.f.</li> <li>b. Price: RM 386,860 – RM 495,000</li> </ul> </li> </ul> </li> <li>• Expected to be completed by Mac, 2027.</li> </ul>	Under construction: 62%

No.	Commercial Projects	Descriptions	Current Status
7.	Ferrous Fasa A10-01, Alam Impian, Selangor	<ul style="list-style-type: none"> <li>The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA).</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ 136 units of 2-storey terrace houses.</li> <li>➤ Built up area: 1,897 - 2,146 s.f.</li> <li>➤ Price: RM 843,800 – RM 1,283,800.</li> <li>➤ Completed with CCC (25 March 2025)</li> </ul> </li> </ul>	Completed 100%
8.	Desa Arowana, Jeram, Selangor	<ul style="list-style-type: none"> <li>Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways.</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ Phase 1: <ul style="list-style-type: none"> <li>a. 106 units of single storey terraced house</li> <li>b. 254 units of 2-storey terrace house</li> </ul> </li> <li>➤ Phase 2: <ul style="list-style-type: none"> <li>a. 175 units of 2-storey terrace house.</li> </ul> </li> <li>➤ Single storey terraced house: <ul style="list-style-type: none"> <li>a. Price: RM368,000 – RM 529,000</li> <li>b. Land area 130.06 s.m.</li> <li>c. Floor area: 105.07 s.m.</li> </ul> </li> <li>➤ 2-storey terraced house <ul style="list-style-type: none"> <li>a. Price: RM 550,000 – RM 663,000</li> <li>b. Land area: 167.62 s.m.</li> <li>c. Floor area: 226.96 s.m.</li> </ul> </li> </ul> </li> <li>Expected to be completed by May 2026.</li> </ul>	Under construction: Phase 1 - 75%  Phase 2 - 70%
9.	Alam Impian A6-04 @ Casablanca 3, Selangor	<ul style="list-style-type: none"> <li>Located at Alam Impian. Access is available via the LKSA Highway, KESAS, ELITE dan Federal Highway.</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ 2-storey cluster house: 60 units <ul style="list-style-type: none"> <li>a. Floor area: 217.48 square meter</li> <li>b. Price: RM1,450,800 – RM1,691,800</li> </ul> </li> <li>➤ 2-storey semi-detached house: 12 units <ul style="list-style-type: none"> <li>a. Floor area: 283.16 square meter</li> <li>b. Price: RM1,712,800 – RM1,872,800</li> </ul> </li> </ul> </li> <li>Completed with CCC (20 Jun 2025)</li> </ul>	Stage Construction: 100%
10.	Tropicana Alam @ Puncak Alam, Selangor	<ul style="list-style-type: none"> <li>The scheme is situated in Puncak Alam and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE).</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ 431 units of 2-storey terrace houses.</li> <li>➤ Built up area: 178.09 - 208 square meter.</li> <li>➤ Price: RM 814,000 – RM 1,138,800.</li> </ul> </li> <li>Expected to be completed by December 2026.</li> </ul>	Under Construction: 63%
11.	Hamlet @ The Meadows, Selangor	<ul style="list-style-type: none"> <li>The scheme is situated in Tanjung Karang and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE).</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ 460 units of single storey terrace house.</li> <li>➤ Built up area: 101.35 – 125.04 s.m.</li> <li>➤ Price: RM 430,500 – RM 627,300.</li> </ul> </li> <li>Expected to be completed by August 2027.</li> </ul>	Under Construction: 30%

No.	Commercial Projects	Descriptions	Current Status
12.	Astrum Jelatek/ Ampang, Selangor	<ul style="list-style-type: none"> <li>Location: Jalan Ampang/Jalan Jelatek</li> <li>Land area: 2.5212 hectares</li> <li>Developer: Green Stone Development Sdn Bhd</li> <li>Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit.</li> <li>Floor area: 26.02 s.m. (280 s.f.) (Studio type).</li> <li>The project expected to be completed by October 2026.</li> </ul>	Under construction: 70%
13.	Selayang Mutiara Residensi, Selangor	<ul style="list-style-type: none"> <li>Location: Taman Selayang Baru, Selayang</li> <li>Land area: 1.75 hectares</li> <li>Developer: Shiya Development Sdn Bhd</li> <li>Composition of development: 260 units apartment.</li> <li>Floor area: 91.40 s.m.</li> <li>Expected to be completed by September 2026.</li> </ul>	Under construction: 60%
14.	Hana Hills, Taman Melawati	<ul style="list-style-type: none"> <li>Location: Jalan Melawati 4, Taman Melawati</li> <li>Land area: 2.61 hectares</li> <li>Developer: OSK Property Sdn Bhd</li> <li>Composition of development: 297 units condominium.</li> <li>Floor area: 88.62 – 109.99 s.m.</li> <li>Expected to be completed by December 2027.</li> </ul>	Under construction: 36%
15.	Lagenda Ardea (Rumah Selangorku), Selangor	<ul style="list-style-type: none"> <li>Location: Bernam Jaya, Hulu Selangor</li> <li>Land area: 19.656 hectares.</li> <li>Developer: Blossom Eastland Sdn Bhd</li> <li>Composition of development: 2,340 single-storey terrace houses</li> <li>Floor area: 84.00 s.m. (904.17 s.f.)</li> <li>Expected to be completed by December 2027</li> </ul>	Under construction: 35%
16.	Residensi Begonia, Selangor Selangorku @ Eco Majestic, Selangor	<ul style="list-style-type: none"> <li>Location: This Project is part of the development in the existing project scheme at Eco Majestic. This project is located near the Kajang - Seremban Highway which connects the Lekas Highway to Jalan Semenyih.</li> <li>Land area: 3.440 hectares</li> <li>Development consists of 3 blocks of 30 storey with the total unit is 933 units.</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ Block A – 317 units</li> <li>➤ Block B – 308 units</li> <li>➤ Block C – 308 units</li> </ul> </li> <li>This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool &amp; 24-hour security.</li> <li>Built up area: 1,045 s.f.</li> <li>Price of RM250,000.</li> </ul>	Under Construction: 85% (Expected to be completed in 2026)
17.	Residensi Oleander Selangorku @ Eco Majestic, Selangor	<ul style="list-style-type: none"> <li>Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic.</li> <li>Land area: 48,563.50 s.m.</li> <li>Development consists of 4 blocks of 30 storey condominium (1,200 units).</li> <li>This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool &amp; 24-hour security.</li> <li>Built up area: 1,045 s.f.</li> <li>Price: RM250,000.</li> </ul>	Under Construction: 85% (Expected to be completed in 2026)

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No.	Commercial Projects	Descriptions	Current Status
18.	Se'Duduk D'Kajang, Selangor	<ul style="list-style-type: none"> <li>• Location: Semenyih, Hulu Langat</li> <li>• Land area: 6.92 acres</li> <li>• Details of development:               <ul style="list-style-type: none"> <li>➢ 1,220 units Serviced Apartment and 25 commercial units.</li> <li>➢ Type A                   <ul style="list-style-type: none"> <li>a. Built up area 1,000 s.f.</li> <li>b. Three bedrooms and two bathrooms</li> <li>c. Launch price @ RM 400,000</li> </ul> </li> <li>➢ Type B Studio unit                   <ul style="list-style-type: none"> <li>a. Built up area s.f.</li> <li>b. Launch price @ RM 270,000.</li> </ul> </li> </ul> </li> <li>• Expected to be completed in 2027.</li> </ul>	Under construction: 45%
19.	Anja Residence, Bangi, Selangor	<ul style="list-style-type: none"> <li>• Location: Bandar Baru Bangi, Hulu Langat</li> <li>• Land area: 4.02 acres</li> <li>• Details of development:               <ul style="list-style-type: none"> <li>➢ 900 units Serviced Apartment and 37 commercial units</li> <li>➢ Built up area from 550 – 1,019 s.f.</li> <li>➢ Price @ RM 490,000 – RM 600,000.</li> </ul> </li> <li>• Expected to be completed in 2027.</li> </ul>	Under construction: 50%
20.	Monkey Canopy Resort, Selangor	<ul style="list-style-type: none"> <li>• Location: Sg. Long Hill Cheras, Hulu Langat</li> <li>• Land area: 177.707 hectares</li> <li>• Developer: Tiara Assets Sdn Bhd</li> <li>• Monkeys Canopy resort is a top family – friendly destination in Malaysia, offering exciting waterparks, theme parks and luxurious accommodations;               <ul style="list-style-type: none"> <li>➢ Resort:                   <ul style="list-style-type: none"> <li>a. Deluxe Room – 120 units</li> <li>b. Premium Deluxe Room – 60 units</li> <li>c. Junior Suite – 24 units</li> </ul> </li> <li>➢ Ballroom</li> <li>➢ Safari escape</li> <li>➢ Playland</li> <li>➢ Restaurant</li> <li>➢ Conquer indoor extreme park</li> <li>➢ E-sport Virtual Arena (EVA)</li> <li>➢ Water Theme Park</li> <li>➢ Dino Desert</li> <li>➢ LYL International Karting Circuit</li> <li>➢ Spa</li> </ul> </li> </ul>	Status construction: 100%
21.	Anyra Hills, Ulu Semenyih, Selangor	<ul style="list-style-type: none"> <li>• Location: Ulu Semenyih, Hulu Langat</li> <li>• Land area: 236.544 hectares</li> <li>• Developer: Goldhill Fortune Sdn Bhd)</li> <li>• Description:               <ul style="list-style-type: none"> <li>➢ This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots.</li> <li>➢ Sales prices: more than RM4 million per acre.</li> </ul> </li> </ul>	Under construction Phase 1: 97%  Phase 2: 91%  Phase 3: 50%  Phase 4: Not start yet

No.	Commercial Projects	Descriptions	Current Status
22.	M Legasi, Semenyih Off Bandar Tasik Kesuma, Semenyih, Selangor	<ul style="list-style-type: none"> <li>• Location: Beranang, Hulu Langat</li> <li>• Land area: 202.35 hectares</li> <li>• Developer: Mah Sing Group Berhad</li> <li>• Details of development:               <ul style="list-style-type: none"> <li>➤ Double Storey Terrace House:                   <ul style="list-style-type: none"> <li>a. 20'X60': 180-units</li> <li>b. 20'X65': 366-units</li> <li>c. 20'X70': 189-units</li> </ul> </li> <li>➤ Double Storey Superlink House:                   <ul style="list-style-type: none"> <li>a. 24'X70' - 82-units</li> </ul> </li> <li>➤ Strata Landed: Double Storey Terrace House (20'X70') 190-unit</li> <li>➤ 3-Storey Town House (22'X70') - 118-unit</li> <li>➤ Rumah Selangorku (RSKU):                   <ul style="list-style-type: none"> <li>a. 375-unit (Trio): 750 sq. ft</li> <li>b. 375-unit (Quad): 900 sq. ft</li> </ul> </li> </ul> </li> <li>• Commercial plot: 4.906 acres</li> <li>• Expected to be completed in 2028</li> </ul>	Under construction: 25%
23.	Residensi Cemerlang, Selangor	<ul style="list-style-type: none"> <li>• Location: Kajang, Hulu Langat</li> <li>• Land area: 1.619 hectares</li> <li>• Developer: Top Home Builder Development Sdn Bhd</li> <li>• Details of development               <ul style="list-style-type: none"> <li>➤ Block A: 551 units</li> <li>➤ Block B: 638 units</li> <li>➤ Block C: 171 units</li> <li>➤ Block C (Mampu Milik): 339 units</li> </ul> </li> <li>• Type A:               <ul style="list-style-type: none"> <li>➤ Built up area 1,011 s.f.</li> <li>➤ Price @ RM330,000</li> </ul> </li> <li>• Type B (RSKU):               <ul style="list-style-type: none"> <li>➤ Built up area 805 s.f.</li> <li>➤ Price @ RM270,000</li> </ul> </li> <li>• This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool &amp; 24-hour security.</li> <li>• Expected to be completed in 2028</li> </ul>	Under construction: 25%
24.	Residensi Suasana, Beranang (RSKU), Selangor	<ul style="list-style-type: none"> <li>• Location: Beranang, Hulu Langat</li> <li>• Land area: 4.86 hectares</li> <li>• Developer: Transloyal Development Sdn Bhd</li> <li>• Details of development:               <ul style="list-style-type: none"> <li>➤ Block A: 300 units</li> <li>➤ Block B: 300 units</li> <li>➤ Block C: 300 units</li> <li>➤ Block D: 300 units</li> </ul> </li> <li>• Built up area: 1,045 square feet</li> <li>• Price @ RM263,900.</li> <li>• This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool &amp; 24-hour security.</li> <li>• Expected to be completed in 2028</li> </ul>	Under construction: 25%



No.	Commercial Projects	Descriptions	Current Status
		<p><b>Serenia Anisa:</b></p> <ul style="list-style-type: none"> <li>➤ 408 units of double storey terrace house.</li> <li>➤ Land area: (6.70 x 21.33) meter – (10.66 x 21.33 meter)</li> <li>➤ Built up area: 181.24 – 287.24 s.m.</li> <li>➤ Price: RM805,888 – RM2,407,888.</li> <li>➤ Completed with CCC:               <ul style="list-style-type: none"> <li>a. Phase A10-1 &amp; 2: 24 Decsember 2024</li> <li>b. Phase A10-3 &amp; 4: 11 Julai 2025</li> </ul> </li> </ul>	100% completed
		<p><b>Serenia Aqila:</b></p> <ul style="list-style-type: none"> <li>➤ 72 units of double storey semi-detached house.</li> <li>➤ Land area: 12.19 x 24.38 meter</li> <li>➤ Built up area: 281.47 s.m.</li> <li>➤ Price: RM1,712,888 – RM2,760,888.</li> <li>➤ Completed with CCC (22 October 2024)</li> </ul>	100% completed
		<p><b>Serenia Anira:</b></p> <ul style="list-style-type: none"> <li>➤ 296 units of double storey terrace house.               <ul style="list-style-type: none"> <li>a. Serenia Anira 1: 84 Units</li> <li>b. Serenia Anira 2: 96 Units</li> <li>c. Serenia Anira 3: 116 Units</li> </ul> </li> <li>➤ Price: RM735,888 – RM1,297,000</li> <li>➤ Built up area: 172.50 square meters</li> <li>➤ Completed with CCC:               <ul style="list-style-type: none"> <li>a. Serenia Anira 1: 28 May 2024</li> <li>b. Serenia Anira 2: 26 August 2024</li> <li>c. Serenia Anira 3: 19 July 2024</li> </ul> </li> </ul>	100% completed
		<p><b>Serenia Baleria:</b></p> <ul style="list-style-type: none"> <li>➤ 385 units of double storey terrace house.               <ul style="list-style-type: none"> <li>a. Serenia Baleria SB1-1: 211 Units</li> <li>b. Serenia Baleria SB1-2: 174 Units</li> </ul> </li> <li>➤ Price: RM809,888 – RM1,358,888</li> <li>➤ Land area:               <ul style="list-style-type: none"> <li>a. Intermediated: 130.06 square meters</li> <li>b. Corner &amp; End: 143.07 square meters</li> </ul> </li> <li>➤ Built up area:               <ul style="list-style-type: none"> <li>a. Intermediated: 160.81 square meters – 171.22 square meters</li> <li>b. Corner &amp; End: 187.85 square meters – 193.98 square meters</li> </ul> </li> <li>➤ Expected to be completed in 2028</li> </ul>	Phase SB1-1: 20%  Phase SB1-2: 0%
27.	Compass, Kota Seri Langat, Selangor	<ul style="list-style-type: none"> <li>• Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor.</li> <li>• The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat.</li> <li>• This development offers larger land plot sizes ranging from 9,290.00 s.m. to 92,903.00 s.m.</li> <li>• The following is a brief description of the development:               <ul style="list-style-type: none"> <li>➤ 80.93 hectares Integrated Industrial Park</li> <li>➤ Easy access via direct junction to the West Coast Expressway (WCE)</li> <li>➤ Permanent Tenure Land</li> <li>➤ Location close to cities, ports and major airports</li> <li>➤ 24-hour security control system</li> </ul> </li> <li>• Expected to be completed in 2026</li> </ul>	Under Construction: 95%

No.	Commercial Projects	Descriptions	Current Status
28.	M Senyum @ Salak Tinggi, Selangor	<ul style="list-style-type: none"> <li>• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi.</li> <li>• The development comprising a total of 1,176 units of double storey terrace. which are:</li> <li>• Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2</li> <li>• Shop lot: Coming soon</li> </ul> <p><b><u>Camellia (Phase 1A)</u></b></p> <ul style="list-style-type: none"> <li>➤ 262 units.</li> <li>➤ Land Area: 6.096 meter x 18.28 meter</li> <li>➤ Selling Price: RM546,000 – RM731,000.</li> <li>➤ Completed with CCC (13 December 2024)</li> </ul> <p><b><u>Camellia 2 (Phase 1B)</u></b></p> <ul style="list-style-type: none"> <li>➤ 270 units.</li> <li>➤ Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter)</li> <li>➤ Selling Price: RM592,000 – RM837,000</li> <li>➤ Completed with CCC (11 August 2025)</li> </ul> <p><b><u>Rosalia (Phase 1)</u></b></p> <ul style="list-style-type: none"> <li>➤ 139 units</li> <li>➤ Land Area: (6.096 meter x 21.33 meter)</li> <li>➤ Selling Price: RM719,000 – RM925,000.</li> <li>➤ Waiting for CCC Approval</li> </ul> <p><b><u>Rosalia 2 (Phase 2)</u></b></p> <ul style="list-style-type: none"> <li>➤ 160 units</li> <li>➤ Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter)</li> <li>➤ Selling Price: RM672,000 – RM929,000</li> <li>➤ Expected Date of Completion: April 2026</li> </ul> <p><b><u>Wisteria (Phase 3A)</u></b></p> <ul style="list-style-type: none"> <li>➤ 150 units</li> <li>➤ Land Area: (6.096 meter x 18.28 meter)</li> <li>➤ Selling Price: RM551,000 – RM766,000</li> <li>➤ Expected Date of Completion: September 2026</li> </ul> <p><b><u>Wisteria (Phase 3B)</u></b></p> <ul style="list-style-type: none"> <li>➤ 195 units</li> <li>➤ Land Area: (6.096 meter x 18.28 meter)</li> <li>➤ Selling Price: RM555,000 – RM780,000</li> <li>➤ Expected Date of Completion: December 2026</li> </ul>	<p style="text-align: center;"><u>Phase 1A</u> 100%</p> <p style="text-align: center;"><u>Phase 1B</u> 100%</p> <p style="text-align: center;"><u>Phase 2A</u> 100%</p> <p style="text-align: center;"><u>Phase 2B</u> 92%</p> <p style="text-align: center;"><u>Phase 3A</u> 80%</p> <p style="text-align: center;"><u>Phase 3B</u> 62%</p>
29.	Gamuda Cove, Selangor	<ul style="list-style-type: none"> <li>• <b><u>Maya Bay</u></b> <ul style="list-style-type: none"> <li>➤ Development type: 972 units of serviced apartment.</li> <li>➤ Built up area: 51.09 s.m. – 89.92 s.m.</li> <li>➤ Price: RM465,800 – RM731,800.</li> <li>➤ Completed with CCC (2 February 2024)</li> </ul> </li> <li>• <b><u>Mio Spring</u></b> <ul style="list-style-type: none"> <li>➤ The scheme development consists of 2 phases of 618 units double-storey terrace houses launched. The composition is divided into:               <ol style="list-style-type: none"> <li>a. Phase 1E-1: 296 Units</li> <li>b. Phase 1E-2: 322 Units</li> </ol> </li> <li>➤ Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m)</li> <li>➤ Built up area: 171.59 s.m.– 257.99 s.m.</li> <li>➤ Price: RM780,000 – RM2,501,952.</li> <li>➤ Expected completion: January 2026 (1E-1) and February 2026 (1E-2).</li> </ul> </li> </ul>	<p style="text-align: center;">100% completed</p> <p style="text-align: center;">Under Construction: Phase 1E-1 - 94% Phase 1E-2 - 77%</p>

No.	Commercial Projects	Descriptions	Current Status
30.	Sejati Lakeside 2, Selangor	<ul style="list-style-type: none"> <li>Sejati Lakeside 2 is another housing project after completion of Sejati Lakeside under Paramount Property Sdn. Bhd.</li> <li>Details of development: <ul style="list-style-type: none"> <li>➤ 234 units of double storey semi-detached. <ul style="list-style-type: none"> <li>a. Phase 1: 122 units,</li> <li>b. Phase 2: 112 units,</li> </ul> </li> <li>➤ Land area: (10.97 meter x 22.86 meter) – (10.97 meter x 24.38 meter)</li> <li>➤ Built up area: 223.62 s.m. – 284.19 s.m.</li> <li>➤ Price: RM1,484,400 – RM2,082,800.</li> <li>➤ Completed with CCC: <ul style="list-style-type: none"> <li>a. Phase 1: 12 October 2024</li> <li>b. Phase 2: 4 June 2025</li> </ul> </li> </ul> </li> </ul>	Development stage: 100%
31.	Senai, Selangor	<ul style="list-style-type: none"> <li>Located at Taman Putra Perdana, Puchong.</li> <li>The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into: <ul style="list-style-type: none"> <li>➤ Phase 1: 341 Units</li> <li>➤ Phase 2: 217 Units (Not yet launched)</li> <li>➤ Land area: (6.10 meter x 40.49 meter)</li> <li>➤ Built up area: 180.97 s.m. – 239.04 s.m.</li> <li>➤ Price: RM1,211,800 – RM2,709,800</li> <li>➤ Project status: 0 % (Phase 1)</li> <li>➤ Expected completion: April 2028</li> </ul> </li> </ul>	Under Construction: 19% (Phase 1)
32.	Urban Renewal Programm – Kampung Sungai Baru Redevelopment Project, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar WP Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021.</li> <li>It's located in Kampung Sungai Baru, a suburb of Kampung Baru, WP Kuala Lumpur.</li> </ul>	Land acquisition process: Completed  The redevelopment officially began on 30/11/2025 and expected to be completed within four years.
33.	Urban Renewal Programm-Flat Rajawali, Jalan Desa Aman, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units.</li> <li>All existing owners will acquire one new condominium unit (House Replacement) with this “Key-to-key Home Swap Redevelopment Concept” without involving any costs to the owner.</li> <li>Built up area 900 s.f. with 3 bedrooms, 2 bathrooms and 1 carpark bay.</li> <li>With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.</li> </ul>	Land acquisition process: Completed
34.	Merdeka 118, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>Location: Jalan Hang Jebat, WP Kuala Lumpur</li> <li>Land area: 7.6 hectares</li> <li>The development was divided into three phases. <ul style="list-style-type: none"> <li>➤ Phase 1: Iconic Merdeka towers with 118 floors and the surrounding infrastructure.</li> <li>➤ Phase 2: 118 Mall and Merdeka Boulevard @ 118 linear park.</li> <li>➤ Phase 3: Three residential towers.</li> </ul> </li> <li>Upon Completion, the Merdeka 118 tower is the region's tallest at 678.90 meters. The figure 118 represents the number of floors in the building.</li> <li>Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space.</li> </ul>	Phase 1: 100% Completed  Phase 2: 118 Mall Under Construction - 95% completed. Set to open in Q3 2026

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Central Region

No.	Commercial Projects	Descriptions	Current Status
35.	Pavilion Damansara Heights, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Location: Jalan Damanlela, Damansara Heights, WP Kuala Lumpur.</li> <li>• Land area: 16 acres</li> <li>• The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million s.f. retail mall.               <ul style="list-style-type: none"> <li>➢ Phase 1: 533,361 s.f net lettable area;</li> <li>➢ Phase 2: 529,353 s.f. net lettable area;</li> <li>➢ The mall will also offer 1,800 car park bays for its customers</li> <li>➢ Luxurious residences, new podium office block and hotel is under construction.</li> </ul> </li> </ul>	<p>Phase 1: Completed</p> <p>Phase 2: under construction – 75% completed</p>
36.	Tun Razak Exchange, WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Location: Jalan Tun Razak, WP Kuala Lumpur</li> <li>• Land area: 28.3 hectares</li> <li>• The master plan includes a total of 30 buildings with a combined gross floor area of 24 million s.f. spread across the office, retail, hotel, residences and cultural offerings.</li> <li>• The entire TRX development is anticipated to have a gross development value of more than RM40 billion.</li> <li>• <b>The Exchange TRX</b> <ul style="list-style-type: none"> <li>➢ Land area: 17 acres</li> <li>➢ The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences).</li> </ul> </li> <li>• <b>The Exchange 106</b> <ul style="list-style-type: none"> <li>➢ Height: 445.5 meter</li> <li>➢ The tallest building in TRX and one of the tallest in Malaysia;</li> <li>➢ It has 106 floors with massive column-free floor plates ranging from 28,000 s.f. to 34,000 s.f.;</li> <li>➢ Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops.</li> <li>➢ Phase 1 will be focused on food and beverage (F&amp;B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million s.f. of retail space within the TRX master plan.</li> </ul> </li> </ul>	<p>Completed:</p> <ul style="list-style-type: none"> <li>• Menara Exchange 106</li> <li>• TRX Residence A</li> <li>• TRX Residence B</li> <li>• TRX Mall</li> <li>• Menara Affin</li> <li>• Menara TS Law</li> <li>• Menara IQ</li> <li>• Menara Prudential</li> <li>• Kimpton Hotel</li> <li>• TRX Office Block (Lot C7-10)</li> </ul> <p>Under Construction:</p> <ul style="list-style-type: none"> <li>• Menara Golden 80%</li> </ul>
37.	Bukit Bintang City Centre (BBCC), WP Kuala Lumpur	<ul style="list-style-type: none"> <li>• Location: Jalan Hang Tuah, Bukit Bintang, Pudu.</li> <li>• Land area: 19.4 acres</li> <li>• Gross development value: RM8.7 billion</li> <li>• The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower.</li> <li>• The development was divided into three phases.               <ul style="list-style-type: none"> <li><b>Phase 1</b> <ul style="list-style-type: none"> <li>➢ Lifestyle mall;</li> <li>➢ 43-storey strata office tower;</li> <li>➢ An entertainment hub;</li> <li>➢ Hotel;</li> <li>➢ A live event hall that can accommodate about 2,500 people;</li> <li>➢ Two towers of serviced apartments;</li> </ul> </li> <li><b>Phase 2</b> <ul style="list-style-type: none"> <li>➢ One office tower; and</li> <li>➢ Three residential suite towers;</li> </ul> </li> <li><b>Phase 3</b> <ul style="list-style-type: none"> <li>➢ BBCC signature tower.</li> </ul> </li> </ul> </li> </ul>	<p>Phase 1 (Completed):</p> <ul style="list-style-type: none"> <li>• Lalaport BBCC</li> <li>• Lucentia Residence</li> <li>• SWNK Houze</li> <li>• The Stride @BBCC</li> </ul> <p>Phase 2 and 3: Not started yet</p>

No.	Commercial Projects	Descriptions	Current Status
38.	Terra @ Precinct 8, WP Putrajaya	<ul style="list-style-type: none"> <li>Location: Precinct 8, WP Putrajaya</li> <li>A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall.</li> <li>Expected completion – Februari 2027.</li> </ul>	Development Stage: 90% completion
39.	Teja (Fasa 1), WP Putrajaya	<ul style="list-style-type: none"> <li>Located at Precinct 16, WP Putrajaya</li> <li>The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. <ul style="list-style-type: none"> <li>➤ Type A: 16 units</li> <li>➤ Type B: 12 units</li> </ul> </li> <li>Land Area from 1,432 - 3,563 s.f.</li> <li>Build up area from 2,944 – 3,753 s.f.</li> <li>Selling priced start from RM1,386,000.00 to RM2,981,000.00.</li> </ul>	Development Stage: 30% completion
40.	Kota Madani	<ul style="list-style-type: none"> <li>Location: Presint 19, Putrajaya.</li> <li>Land Area: 102-acre</li> <li>Kota MADANI will include 10,000 units of high-intensity residential quarters capable of accommodating more than 30,000 residents, vertical schools and various public facilities.</li> <li>The development is designed with the integration of artificial intelligence (AI) technology, smart digital infrastructure and green mobility systems.</li> <li>Other planned facilities include Technical and Vocational Education and Training (TVET) institutions, schools, health clinics, fire stations, police stations, mosques, financial institutions as well as designs with local cultural elements to preserve architectural heritage.</li> <li>Prime Minister Datuk Seri Anwar Ibrahim officiates the Kota MADANI development project on 26 June 2025</li> </ul>	The first phase of development is expected to begin this September and be completed by the end of 2027.

39

Central Region

### 3.3 State Government Policy

State	Details
Selangor	<p><b>1. Rumah Idaman</b></p> <ul style="list-style-type: none"> <li>Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing “A Perfect Home for A Family”.</li> <li>It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet.</li> </ul> <p><b>2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay)</b></p> <ul style="list-style-type: none"> <li>Introduced in 2020 and continues until 2026</li> <li>This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme.</li> <li>Tenants are eligible for a 30% rebate of their total rent payment.</li> <li>The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home for less than RM200,000.</li> <li>Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters.</li> <li>Through the Selangor Budget 2023, the State Government has agreed to allocate RM115 million for the purchases of 500 additional units and aim to prepare up to the year 2025 as much as 3,000 units of the Smart Rental Scheme.</li> <li>To realize the target of 3,000 Smart Rent Scheme units up to year 2025, the proposed purchase of the Rent Smart Scheme will continue in the year 2024 with a target of 810 units with an additional allocation of RM220 million.</li> </ul>

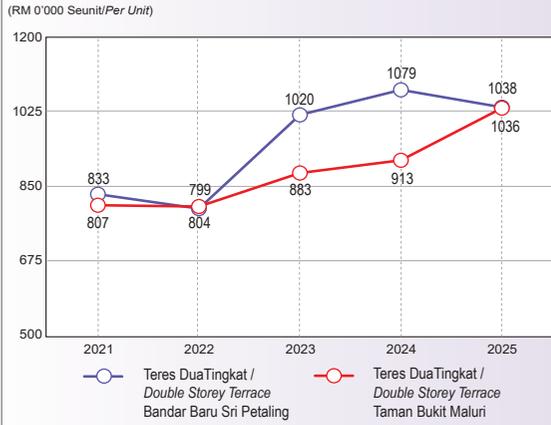
State	Details																		
	<p><b>3. Skim Ceria Home Repair Programme</b></p> <ul style="list-style-type: none"> <li>This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied.</li> <li>Selangor State Government has allocated RM5 million for the year 2026.</li> </ul> <p><b>4. Selangor Affordable Homes (Rumah Selangorku 3.0)</b></p> <ul style="list-style-type: none"> <li>This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018.</li> <li>This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”.</li> <li>Previously Rumah Selangorku have been classified into various types of units, depending on the income level.</li> <li>Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement.</li> <li>The development has been categorised into 4 zones as follows: <ul style="list-style-type: none"> <li>➢ Zone 1: High Density Area</li> <li>➢ Zone 2: Urban Area</li> <li>➢ Zone 3: Sub-Urban Area</li> <li>➢ Zone 4: Rural Area</li> </ul> </li> <li>The components of developments as follows: <table border="1" data-bbox="467 842 1040 1041"> <thead> <tr> <th>Types</th> <th>Minimum Area/ No of Rooms</th> <th>Selling Price (RM)</th> </tr> </thead> <tbody> <tr> <td>Solo</td> <td>450 s.f. / 1 Room</td> <td>114,750.00</td> </tr> <tr> <td>Duo</td> <td>600 s.f. / 2 Rooms</td> <td>153,000.00</td> </tr> <tr> <td>Trio</td> <td>750 s.f. / 3 Rooms</td> <td>191,250.00</td> </tr> <tr> <td>Quad</td> <td>900 s.f. / 3 Rooms</td> <td>229,500.00</td> </tr> <tr> <td>Quad (terraced)</td> <td>900 s.f. (20' x 60')</td> <td>250,000.00</td> </tr> </tbody> </table> </li> <li>Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 s.f. at a price of RM114,750 for singles aged 30 and under and still working in the city centre.</li> </ul> <p><b>5. Integrated Development Region in South Selangor (IDRISS)</b></p> <ul style="list-style-type: none"> <li>Government Incentives towards IDRISS development project such as follows: <ul style="list-style-type: none"> <li>➢ Special premium scheme</li> <li>➢ Interest free instalment of development charge</li> <li>➢ Exemption of vacant land Assessment Rate</li> <li>➢ 50% off for building Assessment Rate</li> </ul> </li> </ul> <p><b>6. Task Force for Initiative of Issuing Strata Title for Housing and Property</b></p> <ul style="list-style-type: none"> <li>The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership.</li> <li>This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor) and given an allocation of RM4.7 million from the State Government to resolve issues related to the issuance of strata title.</li> </ul> <p><b>7. Strata Community Rewang Programme (Program Rewang Komuniti Strata)</b></p> <ul style="list-style-type: none"> <li>The Strata Community Rewang Programme is a programme that strengthens the role of the community among the residents in the apartments. An estimated RM2.0 million will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on.</li> </ul> <p><b>8. Empowering The PPR Community (Memperkasakan Komuniti PPR)</b></p> <ul style="list-style-type: none"> <li>Provision of RM35 million from the total RM70 million for 2026 under the Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community as well as promotions related to affordable housing.</li> </ul>	Types	Minimum Area/ No of Rooms	Selling Price (RM)	Solo	450 s.f. / 1 Room	114,750.00	Duo	600 s.f. / 2 Rooms	153,000.00	Trio	750 s.f. / 3 Rooms	191,250.00	Quad	900 s.f. / 3 Rooms	229,500.00	Quad (terraced)	900 s.f. (20' x 60')	250,000.00
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State	Details										
	<p><b>9. Rumah Kerajaan Prihatin untuk golongan B40</b></p> <ul style="list-style-type: none"> <li>This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon.</li> <li>This programme continues in 2026 with an allocation of RM3 million and placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions.</li> </ul>										
<p>WP Kuala Lumpur and WP Putrajaya</p>	<p><b>1. The Kuala Lumpur Local Plan 2040 (PTKL 2040) was officially gazetted on May 28 and came into effect on June 11 2025</b></p> <ul style="list-style-type: none"> <li>The Kuala Lumpur Local Plan 2040 (PTKL2040) has been prepared in accordance with the provisions of Section 13, Federal Territories (Planning) Act 1982 (Act 267). The framework for the preparation of PTKL2040 is in line with Section 17, Federal Territories (Planning) Act 1982 (Act 267) which provides for the requirement to vary, supplement, revise, repeal or replace the whole or part of a local plan. This plan replaces the Kuala Lumpur City Plan 2020 (PBRKL 2020)</li> <li>PTKL2040 is the main reference document for planning guidance and control, focuses on balanced physical, economic, social and environmental development. It addresses a range of current and future issues, including the impacts of climate change, rapid urban population growth, technological advancements, demands for smarter mobility, and the need for environmentally friendly and resilient infrastructure. PTKL2040 is widely used in the decision-making process by DBKL and other stakeholders, particularly in the assessment of planning permission applications, development implementation, preparation of sectoral action plans, and reference for investors and professional planners. The plan also serves as a guiding principle for landowners and developers in planning development proposals in line with the city's strategic direction.</li> </ul> <p><b>2. Residensi Wilayah: Development Incentives and Facilities for Developers</b></p> <ul style="list-style-type: none"> <li>To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration.</li> <li>RW construction is exempted from development charges according to the percentage built as follows:</li> </ul> <table border="1" data-bbox="597 1152 1019 1358"> <thead> <tr> <th>% Residensi Wilayah</th> <th>% of Development Caj Exemption</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>30%</td> </tr> <tr> <td>50%</td> <td>50%</td> </tr> <tr> <td>70%</td> <td>70%</td> </tr> <tr> <td>100%</td> <td>100%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent.</li> <li>A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas.</li> <li>Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).</li> </ul> <p><b>3. Rumah Majlis (Council Home), DBKL</b></p> <ul style="list-style-type: none"> <li>Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows: <ul style="list-style-type: none"> <li>Jalan Selimang/ Jalan Siakap.</li> <li>Taman Desa</li> <li>Alam Damai</li> <li>Sungai Besi</li> <li>Tasik Permaisuri; dan</li> <li>Kuarters DBKL Sentul</li> </ul> </li> </ul>	% Residensi Wilayah	% of Development Caj Exemption	30%	30%	50%	50%	70%	70%	100%	100%
% Residensi Wilayah	% of Development Caj Exemption										
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70%	70%										
100%	100%										

State	Details
	<p><b>4. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.</b></p> <ul style="list-style-type: none"> <li>• The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount.</li> </ul>
	<p><b>5. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan</b></p> <ul style="list-style-type: none"> <li>• Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to; <ul style="list-style-type: none"> <li>➢ Promote sustainable urban land use</li> <li>➢ Increase the value of city real estate</li> <li>➢ Improve the quality of the appearance and image of the city</li> <li>➢ Create habitable elements</li> <li>➢ Improve the quality of life</li> </ul> </li> <li>• Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.</li> </ul>
	<p><b>6. Residensi Belia Cheras</b></p> <ul style="list-style-type: none"> <li>• Dewan Bandaraya Kuala Lumpur (DBKL) has opened applications for Residensi Belia Cheras (RBC).</li> <li>• Through RBC, the city council is providing fully furnished housing units for single Malaysian men, aged 18 to 40, who are working or undergoing industrial training in Kuala Lumpur.</li> <li>• Rental is set at RM200 per month for standard units, while units for persons with disabilities (OKU) are available at RM130 per month.</li> <li>• Residensi Belia Cheras is conveniently located just 120m from the Cheras LRT station, within easy walking distance.</li> <li>• Applications are invited from qualified Kuala Lumpur residents (single males) not older than 40 years old to fill the vacant Cheras Youth Residence unit.</li> <li>• Requirement For Renting Cheras Youth Residence (RBC) <ul style="list-style-type: none"> <li>➢ Malaysian citizen</li> <li>➢ Single status (not married)</li> <li>➢ Aged 18 to 40 years</li> <li>➢ Open to working people and industrial trainees</li> <li>➢ Income not exceeding RM4000.00</li> <li>➢ Working in the Federal Territory of Kuala Lumpur</li> <li>➢ Not owning a house within a radius of 35km from the Kuala Lumpur city center</li> <li>➢ Applications can be made via the website <a href="http://eperumahan.dbkl.gov.my">eperumahan.dbkl.gov.my</a></li> </ul> </li> </ul>

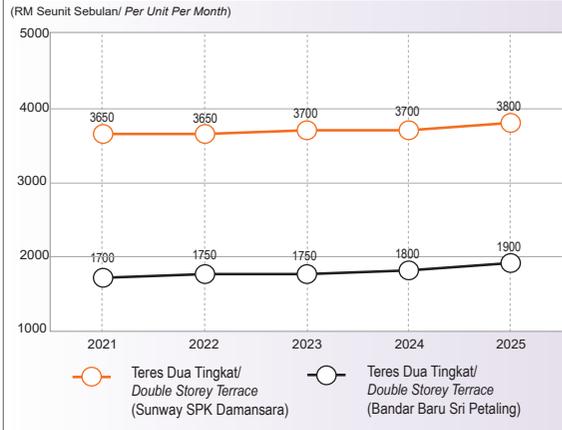
### KUALA LUMPUR 1.1

Pergerakan Harga Purata Rumah Teres di Kuala Lumpur  
Average Price Movements of Terraced Houses in Kuala Lumpur



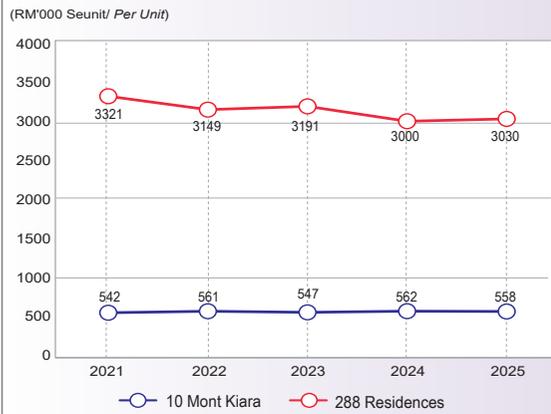
### KUALA LUMPUR 1.2

Pergerakan Sewaan Purata Rumah Teres di Kuala Lumpur  
Average Rental Movements of Terraced Houses in Kuala Lumpur



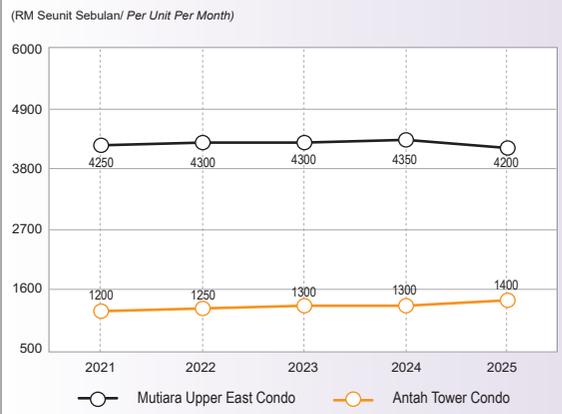
### KUALA LUMPUR 1.3

Pergerakan Harga Purata Kondominium di Kuala Lumpur  
Average Price Movements of Condominium in Kuala Lumpur



### KUALA LUMPUR 1.4

Pergerakan Sewaan Purata Kondominium di Kuala Lumpur  
Average Rental Movements Of Condominium In Kuala Lumpur



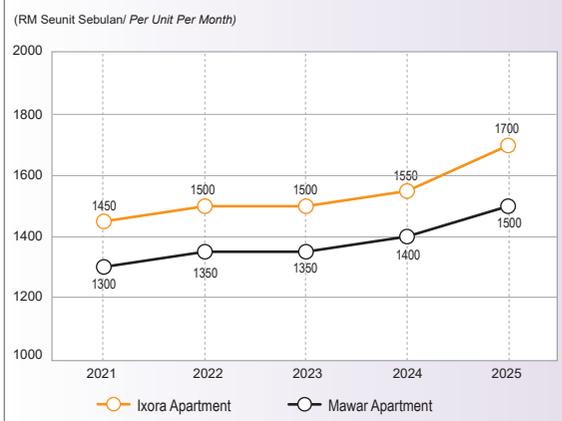
### KUALA LUMPUR 1.5

Pergerakan Harga Purata Pangsapuri di Kuala Lumpur  
Average Price Movements of Apartment in Kuala Lumpur



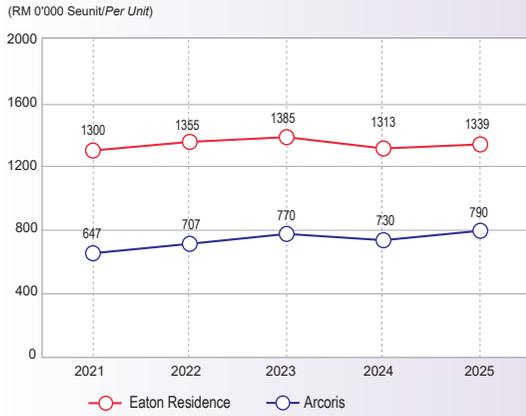
### KUALA LUMPUR 1.6

Pergerakan Sewaan Purata Pangsapuri di Kuala Lumpur  
Average Rental Movements Of Apartment In Kuala Lumpur



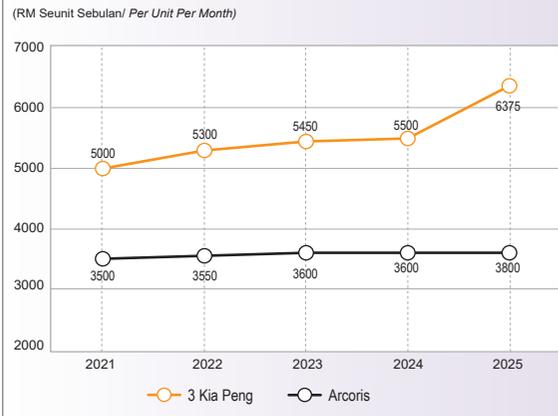
### KUALA LUMPUR 1.7

Pergerakan Harga Purata Pangsapuri Servis di Kuala Lumpur  
Average Price Movements of Service Apartment in Kuala Lumpur



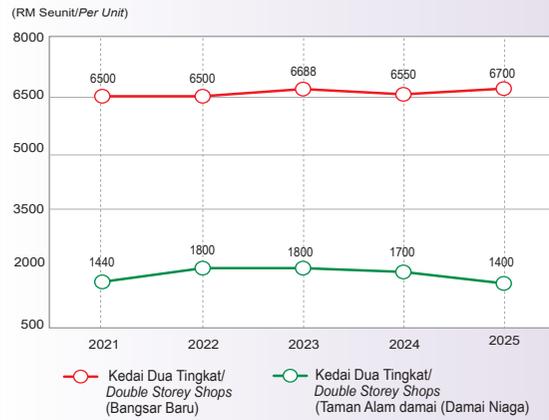
### KUALA LUMPUR 1.8

Pergerakan Sewaan Purata Pangsapuri Servis di Kuala Lumpur  
Average Rental Movements Of Service Apartment In Kuala Lumpur



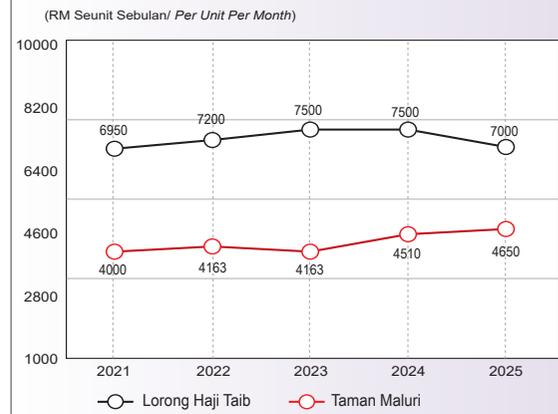
### KUALA LUMPUR 1.9

Pergerakan Harga Purata Kedai di Kuala Lumpur  
Average Price Movements of Shop in Kuala Lumpur



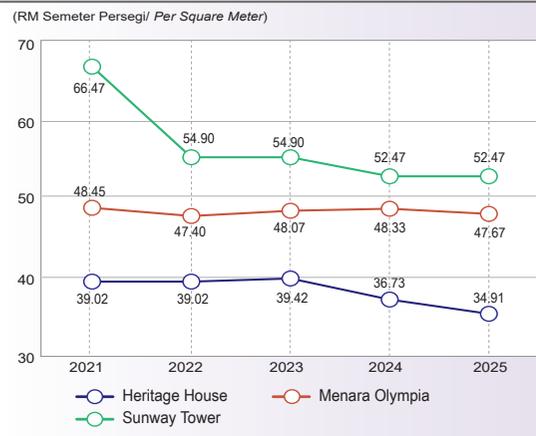
### KUALA LUMPUR 1.10

Pergerakan Sewaan Purata Tingkat Bawah Kedai Dua Tingkat di Kuala Lumpur  
Average Rental Movements Of Ground Floor Double Storey Shop in Kuala Lumpur



### KUALA LUMPUR 1.11

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan CBD, Kuala Lumpur  
Average Rental Movements of Purpose-Built Office in CBD Area, Kuala Lumpur



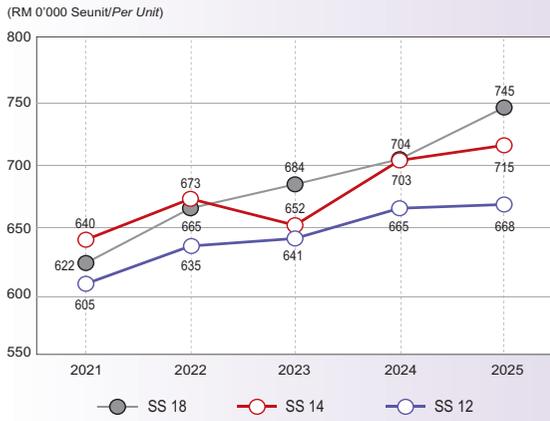
### KUALA LUMPUR 1.12

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan Segi Tiga Emas, Kuala Lumpur  
Average Rental Movements of Purpose-Built in the Golden Triangle Area, Kuala Lumpur



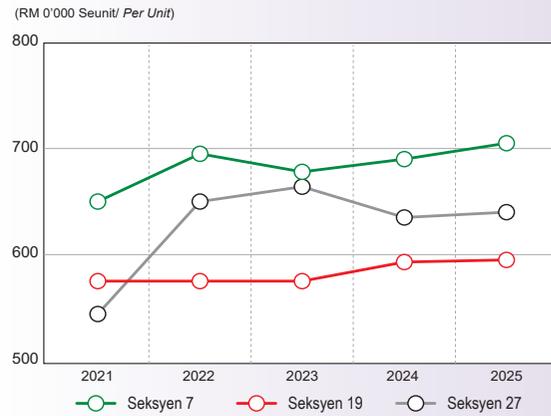
### SELANGOR 4.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Subang Jaya  
Average Price Movements of Single Storey Terraced Houses in Subang Jaya



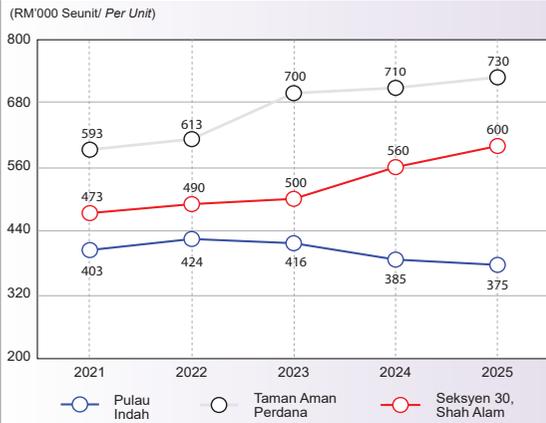
### SELANGOR 4.2

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Shah Alam  
Average Price Movements of Double Storey Terraced Houses in Shah Alam



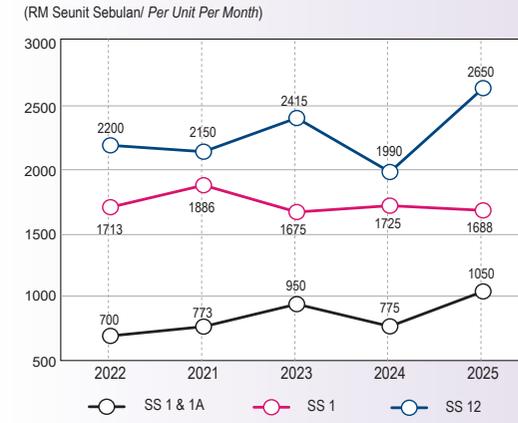
### SELANGOR 4.3

Pergerakan Harga Purata Rumah Berkembar Satu Tingkat di Klang  
Average Price Movements of Single Storey Semi-Detached Houses in Klang



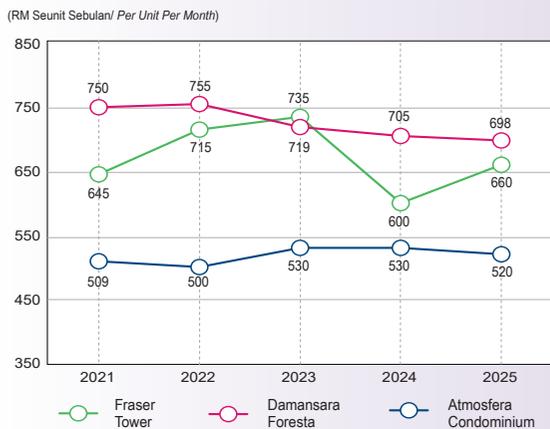
### SELANGOR 4.4

Pergerakan Harga Purata Rumah Sesebuah Satu Tingkat di Petaling Jaya  
Average Price Movements of Single Storey Detached Houses in Petaling Jaya



### SELANGOR 4.5

Pergerakan Harga Purata Kondominium di Petaling Jaya  
Average Price Movements of Condominium in Petaling Jaya



### SELANGOR 4.6

Pergerakan Harga Purata Apartment Servis di Damansara  
Average Price Movements of Serviced Apartment in Damansara

